

**ZONING BOARD OF APPEALS MEETING
MARCH 20, 2018**

PRESENT: Kathy Kiernan, Chairperson
Joseph Guido
Karl Wick
Frank Skerritt
Glen Kubista
James Banks
Vic Barranca

Chairperson Kiernan called the meeting of the Town of Esopus Zoning Board of Appeals to order at 7:00 p.m. beginning with the Pledge of Allegiance to the Flag.

Chairperson Kiernan asked the Board if everyone read the minutes of the February 20, 2018 meeting and if there were any changes.

VIC MADE A MOTION TO APPROVE THE FEBRUARY 20, 2018 MEETING MINUTES SECONDED BY KARL. ALL MEMBERS WERE IN FAVOR.

VOUCHERS:

April Oneto (secretarial services)..... 6 hours

KARL MADE A MOTION TO PAY THE VOUCHER AS SUBMITTED, SECONDED BY FRANK. ALL MEMBERS WERE IN FAVOR.

PUBLIC HEARING

**11-21-17 Christopher Carfora
50 Chambers Road
Esopus, NY
SBL: 80.1-3-27
Area Variance**

VIC MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR CARFORA, CASE #11-21-17, AND HOLD THE APPLICATION OPEN UNTIL APPLICANT IS FINISHED WITH THE PLANNING BOARD. NO VARIANCES WERE GRANTED AT THIS TIME. IF APPLICANT APPEARS BEFORE THE ZONING BOARD OF APPEALS IN THE FUTURE HE WILL BE RESPONSIBLE FOR THE NEW PUBLIC HEARING FEE, SECONDED BY KARL. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.

DECISIONAL:

**01-16-18-01 Gregory & Patricia Messina
206 Tilden Street
Port Ewen, NY
SBL: 56.60-6-46
Area Variance**

Applicant not present for the meeting.

Joe had requested something more specific regarding the house that they are planning on putting up. Joe stated that he will vote for the variance since there was a trailer there previously.

KARL MADE A MOTION TO GRANT THE AREA VARIANCE FOR MINIMUM LOT COVERAGE IN AN R-40 ZONE FROM 15% TO 16.5% (1 ½% INCREASE), SECONDED BY GLEN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

James.....yes
Glen.....yes
Joe.....yes
Kathy.....yes
Vic.....yes
Frank.....yes
Karl.....yes

KARL MADE A MOTION TO GRANT A VARIANCE FOR MINIMUM LOT DEPTH FOR R-40 ZONE FROM 150 SQ. FT. TO 115 SQ. FT. (A VARIANCES OF 35 SQ. FT.), SECONDED BY VIC. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

James.....yes
Glen.....yes
Joe.....yes
Kathy.....yes
Vic.....yes
Frank.....yes
Karl.....yes

JOE MADE A MOTION TO GRANT A VARIANCE FOR LOT AREA REQUIRED IN R-40 ZONE FROM 40,000 SQ. FT. TO ACTUAL SIZE OF 12,420 SQ. FT. (VARIANCE OF 27,580 SQ. FT.), SECONDED BY FRANK. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Karl is in favor because this would have been permitted in the original zoning and it is not the owners fault that the zoning has changed.

Frank is in favor because this would have been permitted in the original zoning and it is not the owner's fault that the zoning changed and this was designed as a building lot when it was originally designed.

Vic is in favor because it does not seem to jeopardize the character of the neighborhood. He feels that this has to be an improvement from what was there.

James.....In favor

Glen.....In favor

Joe is in favor because of the reasons listed and because most of the lots in this area are undersized lots.

Kathy is in favor because of the change in the zoning and because it does not really change the character of the neighborhood and the only people that showed up at the last hearing seemed to be happy with what they were told. She does not think that the neighbors object.

MISCELLANEOUS:

Joe requested that in the future when we carry a Public Hearing over we need to announce it in the paper again and send out letters again.

GLEN MADE A MOTION TO AJOURNED SECONDED BY KATHY. ALL MEMBERS WERE IN FAVOR. MEETING ADJOURNED AT 7:30 PM.

NEXT MEETING: APRIL 17, 2018

DEADLINE DATE: APRIL 3, 2018

Respectfully submitted:

April Oneto
Secretary