

TOWN OF ESOPUS  
P.O. Box 700  
Port Ewen, NY 12466  
***Zoning Board of Appeals***

TOWN OF ESOPUS ZONING BOARD OF APPEALS  
Minutes of the May 15, 2012 Meeting

**CALL TO ORDER:** Chairman, Don Cole, called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Vic Barranca, Joe Guido, Karl Wick, and Chairman, Don Cole.

Absent: Linda Smythe

Excused: Kathy Kiernan, Sean Fitzgerald

**MINUTES**

Joe made a motion to approve the April minutes as written. Seconded by Vic. All in favor.

**VOUCHERS**

Karl made a motion to approve the vouchers for secretarial work and the Daily Freeman.

Seconded by Vic. All in favor.

**INFORMATIONAL**

05-15-12-01

Richard & Teresa Abramshe  
401 Swartekill Road

71.4-2-32  
area variance

Robert DuPont, architect, was present representing the applicants, Richard & Teresa Abramshe, who were also present. Mr. DuPont explained that he had designed a detached accessory building, a 24x24 carport, for the applicants. It meets the criteria for an accessory building. He said that he had spoken with Tim Keefe, the Building Inspector, last year but thought that it was acceptable to put an accessory building in front of the primary residence as long as the setback requirements were met. For an accessory building the front yard setback is only five feet. He explained that because of the topographical conditions between Swartekill Road and where the building will be built, he had to locate the building 40 feet from the front property line because of grade. The building will be 10 ½ feet maximum height from the mid-point of the roof to the lowest part of the grade. The building is partly engaged into the topography because the entire site is hilly. He stated that it is a relatively small building and he does not think it will be seen from the road. It is difficult to see applicants' house from the road and it is setback about 100 feet from the road. Mr. DuPont stated that applicants are requesting an area variance.

Karl asked if applicants had a survey map which included topography lines. Mr. DuPont replied that the only one they had was presented with the application. Karl stated that a map could be

deceiving as far as topography so he would like to visit the site and get a feel for it. Applicants discussed with Board members the best day and time to come to the property.

Karl mentioned that he wanted to see how the land sloped in the back. Mr. Abramshe described how their house is behind a capstone and it drops off significantly behind the house.

Mr. DuPont asked applicants how high it is between the elevation of the road and where the carport is going to be – in vertical feet. Applicants both responded, “about 20 feet.” Joe stated that there are trees in front which block the view.

Mr. Abramshe stated that there were two things he asked architect to do in his design. He didn't want the carport in front of the house and he wanted the apex of the roof to be not much higher than the top of the ledge. He added that the carport will be “tucked back in the corner not jutting up higher than the house on a lower grade”. Applicant stated that the height of the building only allows for cars or trucks, not campers. Mr. DuPont commented that as a carport it is not enclosed like a garage – it's like a pole barn construction.

Mr. Abramshe stated that Board members could just drive up and park in the driveway if they wanted to visit.

Karl said he was impressed by the list of neighboring properties with outbuildings forward of the house. He stated that the Board needs a good reason to grant a variance and applicants have given them one. Mrs. Abramshe stated that those properties were within a mile and a half radius of their property. Mr. Abramshe said that the people who live around them are all in the same situation – either they live on a hill or at the bottom of a hill. Mrs. Abramshe stated that there is really only one flat spot on which to put the building.

Joe stated that he had seen the property and agreed that there weren't too many places where the building could be located. He asked if it was going to be about the width of the driveway and Mrs. Abramshe answered yes.

Chairman Cole told applicants the public hearing will be June 19<sup>th</sup>.

Vic made a motion to close the meeting. Karl seconded. All in favor.

Meeting was adjourned by Chairman Cole at 7:10 pm.

Respectfully submitted,

Joan Boris, Secretary  
Zoning Board of Appeals