

TOWN OF ESOPUS
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Zoning Board of Appeals

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TOWN OF ESOPUS ZONING BOARD OF APPEALS
Minutes of the June 17, 2014 Meeting

CALL TO ORDER: Chair, Kathy Kiernan, called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Vic Barranca, Joe Guido, Kathy Kiernan, Melanie Marino, Frank Skerritt, Dick Wenzel & Karl Wick

Also present: Diane McCord, Town Board member

MINUTES

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

VOUCHERS

Joe made a motion to approve the voucher for secretarial work. Seconded by Dick. All in favor.

Kathy explained the three-part process of the Zoning Board of Appeals.

INFORMATIONAL

06-17-14-01

Robyn Lukaszewski
103 East Stout Avenue

area variance
56.68-1-9

Applicant and Cleaster Knox were present. Ms. Lukaszewski explained that she would like to put a deck on the front of her house because currently there is no way from the driveway into the house except to walk into the road where there are steps leading to the front door. The deck would provide an entry from the driveway to the front door. She stated that there is no platform at the front door, just the three steps. The deck would provide a platform. She explained that the front entry is a safety concern for her two children. To use the steps into the front door, occupant has to back down the step to open the door. There is a back door, but it leads into a bedroom, so they do not use it for entry into the house. Applicant provided a narrative with her application explaining her concerns.

Karl asked why applicant doesn't access front door from the driveway. Ms. Lukaszewski explained that they have to walk through the grass over a little hill. There is no path to the door. Karl asked

how a deck would be helpful - if there would be a 2nd way onto the deck. Mr. Knox replied that he will build two or three stairs from the driveway to the deck. The driveway is up a grassy hill. He explained that previously the back entrance was into a hallway, but they made that area into a bedroom. Previous tenants used the back door for entry and did not use the front door at all.

Kathy asked if the drawing submitted was accurate and if the stairs were going to come up from the driveway. Mr. Knox replied that was correct. He explained how they currently enter the house – parking in the driveway and walking through the grass or walking into the road to the steps to the front door. The proposed new entry will have paving stones from the driveway to a few steps up to the deck.

Joe asked that Mr. Knox bring a better drawing to the next meeting: the bottom floor of the house, location of front door, the driveway, steps and measurements for everything. Vic stated that pictures would be good.

Joe stated that variances should be kept to a minimum and he asked applicant to consider decreasing the size of the deck. He noted that the Town Planning Board had recommended this also. Mr. Knox explained that he wants to leave the steps that lead from the road to the front door, adding the deck. He doesn't want to remove the stairs.

Joe asked if the deck was to be open or have a roof. Applicant replied that it would be open. Joe asked if board members should call before coming over to visit site. Mr. Knox said no call was necessary. Joe verified phone numbers in case there are questions.

Kathy asked if the neighbors' houses were close to the road. Mr. Knox replied that one neighbor was off the road about eight feet with stairs leading to a walkway to the road, but the front entry is not used. A walkway to the driveway is used to get to the garage. Another neighbor has a walkway from the driveway. Applicant stated that the neighboring houses are closer to the road or about the same distance as applicant's.

Joe stated that notices will go to neighbors informing them of the public hearing for applicant's variance. They will have an opportunity to express concerns or support. Kathy explained that applicant will be asked to present her case again at the public hearing. Applicant was asked to return for the public hearing on July 15.

OTHER BUSINESS

Secretary stated that she is giving up her position effective January 1, 2015. She will provide written notice.

Vic made a motion to adjourn the meeting. Seconded by Karl. All in favor.

Meeting adjourned at 7:11 p.m.

Respectfully submitted,

Joan Boris, Secretary
Zoning Board of Appeals