

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 February 19, 2013 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, Kathy Kiernan, Karl Wick, and Chairman, Don Cole.

MINUTES

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

VOUCHERS

Vic made a motion to approve the vouchers for secretarial work and a legal notice. Seconded by Don. All in favor.

INFORMATIONAL

02-19-13-01

Stephen Johnson & Mary Ellen Frankini
10 Rousner Lane

71.4-1-2.134
area variance

Stephen Johnson was present and described his proposal as a drive-thru lean-to to be built onto the side of his existing house. He would like to build this instead of a shed to store lawn and pool equipment and so that he can get to the back of the house. The structure would have two garage doors – on the front and on the back. Applicants already have an asphalt driveway. Mr. Johnson showed Board a photo of his property that shows the eight foot stockade fence that runs down the side of the house where he will build the new structure, which will not extend past the fence. The new garage/lean-to will not be seen because it is not higher than the fence.

Joe asked if applicant knows where his side property lines are and Mr. Johnson replied that he does. Discussion followed on the amount of variance required. Applicants' house is at an angle to property line. Karl stated that the structure will be nine feet from the fence and the fence is

five feet from the property line. It is five feet on applicant's side of the property line.

Karl noted that the sketch on last page of application is not to scale.

Karl asked applicant the size of the building and Mr. Johnson replied 14x28 – it is the same length as the house. Karl pointed out a discrepancy between sketch dimensions and Mr. Johnson's narrative. Applicant stated that structure will be 14x28.

Mr. Johnson showed the Board an architectural drawing which shows how his house is "tilted" on the property, which makes the variance necessary. There will be an eleven foot encroachment into the side required setback.

Joe asked applicant to mark with flags where the end of the structure will be so that Board members can go out and visit the site. Applicant will make it clear where the structure will be built. Board members need to call before visiting because the fence is locked.

Joe told applicant that if he planned to enclose the structure, the Board would need to know by next meeting. Applicant replied that it will be enclosed with doors on both sides.

Secretary asked what the structure would be called. Board replied, "garage."

Karl asked what zone property was in. Applicant replied R40.

Applicant was informed that the public hearing will be March 26 and neighbors will be notified of this public hearing. Mr. Johnson asked if he should bring his builder. Joe stated that this Board is only concerned with the side yard setback and the building department will oversee the building of the structure.

Joe told applicant to bring any sketches he might have and reasons why he needs to place the garage where he is requesting – anything that would give the Board reasons to grant the variance.

Karl asked applicant to bring survey or scaled site plan showing the well and the septic system. Secretary noted that she would have it in the building permit file for the residence.

Applicant was dismissed to return on March 26.

Chairman Cole asked Board if they had suggestions for a new Board member since Linda Smythe has resigned. Kathy mentioned Dick Wenzel and will ask him. The Town Board must appoint ZBA members.

Joe asked secretary to change the application to note that a ZBA variance takes three months.

Karl asked secretary to make sure the applicant's name is always on the voucher for the legal notices.

Karl reminded secretary to send in the legal notice for Mr. Johnson to the Freeman 10 days prior to the original date of the public hearing, which was March 19.

Kathy made a motion to adjourn the meeting. Karl seconded. All in favor.

Meeting adjourned at 7:22 pm.

Respectfully submitted,

Joan Boris, Secretary
Zoning Board of Appeals