

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

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

EXCUSED: 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 January 20, 2018 meeting and if there were any changes.

JAMES MADE A MOTION TO APPROVE THE JANUARY 20, 2018 MEETING MINUTES SECONDED BY FRANK. ALL MEMBERS WERE IN FAVOR.

VOUCHERS:

April Oneto (secretarial services)..... 6 1/2 hours

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

PUBLIC HEARING (CONTINUATION)

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

Christopher Carfora submitted an email dated 2/15/18 requesting that the Zoning Board of Appeals hold the public hearing open until after the Planning Board Pre-submission Meeting to be held on 2/21/18.

KARL MADE A MOTION TO CONTINUE THE PUBLIC HEARING FOR CARFORA, CASE #11-21-17, AS REQUESTED BY CHRISTOPHER CARFORA UNTIL SUCH TIME THAT THE PLANNING BOARD PRE-SUBMISSION TAKES PLACE AND A DECISION IS MADE REGARDING THIS APPLICATION, SECONDED BY FRANK.

**ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.
VOTE WAS AS FOLLOWS:**

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

PUBLIC HEARING

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

Applicant, Gregory Messina, was present.

Chairperson Kiernan asked Gregory to explain what he plans on doing.

Gregory stated that the plan is to replace the trailer that was there for a long time and he had removed 8 years ago. He plans on putting up a 2,000 sq. ft. standard house in keeping with the neighborhood. The existing garage is used for storage and will be removed after the house is built.

Joe stated that at the Information Meeting the Board asked for more specific information on the size of the house. Joe stated that the 1,800–2,000 ft. is the square footage. The Board is looking for the dimensions of the house. Gregory submitted additional pictures to show the type of house he is planning on building. It will be a two story home but they have not decided on the actual house at this time. The site plan shows the pad for a 1,800-2,000 sq. foot house. He stated that he had the plans professionally done. He had the surveyor come and figure out the grading and complete the site plans. He stated that everything will be done to code. Joe stated that the he would need to address the issue of water runoff. Gregory stated that he has discussed this with the building inspector already. The Building Inspector told him that they would have to discuss the rules and regulations that he will have to abide by when building the house. Joe asked about the driveway. Gregory stated that it would go where the garage is now.

Chairperson Kiernan asked if there was anyone present who would like to speak regarding this application.

James Arra & Pamela Webster – Tilden St. (vacant lot – ½ of their garage is on this lot)

They own the lot above this property. They are concerned about the height of the house being built and how it would encroach on the standards and setbacks

Kathy read the Notice of Disapproval for lot area, lot depth and lot coverage.

James stated that he has no issues if it meets the setbacks. This means that it will be 30 ft. from his lot line. He stated that the drainage will need to drain towards the front. He questioned what is going to happen to the wall that is presently there made with blocks.

Gregory stated that the wall that is there now was put up as a retaining wall but with the new fill that he is going to bring in he plans on burying the wall if everything is okay. He will do whatever it takes to make it drain properly and meet the town code.

KARL MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR MESSINA, CASE #01-16-18-01, AREA VARIANCE, SECONDED BY GLEN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

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

Chairperson Kiernan stated that we will wait to make a decision on this case until next month pending clarification from the Building Inspector regarding the variances required.

Mr. Messina will return next month for the Decisional Meeting. Joe requested more specific information regarding the house he will be building i.e. height, length, what it will look like, etc.

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

NEXT MEETING: MARCH 20, 2018

DEADLINE DATE: MARCH 6, 2018

Respectfully submitted:

April Oneto
Secretary

CLARIFICATION RECEIVED (Messina Area Variance):

Building Inspector verified the variances that are being requested the day after the ZBA Meeting:

1. Lot area – variances of 27,580 sq. ft.
2. Depth – variance of 35 ft
3. Lot Coverage – variance of 1.5%