

ZONING BOARD OF APPEALS MEETING MINUTES - FINAL
WEDNESDAY, SEPTEMBER 25, 2013

MEMBERS PRESENT:

Rocco Mancini, Chairman
Stephanie Fitzpatrick
Martin Otter
John Schneider
Phillip Zemke

MEMBERS ABSENT:

None

ALSO PRESENT:

Chairman Mancini opened the meeting at 7:00 p.m.

Public Hearings:

- 1. Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless –** Chairman Mancini motioned that, as requested by the applicant, the Zoning Board of Appeals adjourn the public hearing for Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless until the October 23rd ZBA meeting as per a memo dated September 18, 2013 to Rocco Mancini, Chairman of the ZBA from Scott Olson, Esq., Young/Sommer LLC. Ms. Fitzpatrick seconded. All aye. Motion carried 5-0.

Applications:

- 1. Leavitt Area Variance –** Karen Katteret was present on behalf of Jacob Bump from Bump Construction, the authorized representative for Craig Leavitt who is seeking an area variance to construct a fence on property located at 250 Sawmill Road, tax grid number 6472-00-174298. Mr. Bump encountered heavy traffic so will be unable to get to the meeting. Ms. Katteret said she has been working on the Leavitt project with Mr. Bump and had the plans with her. Mr. Zemke reviewed the application for completeness. He said they are meeting the 35 foot side setback on the west side and most of the east side. They are requesting a setback to zero for a portion of the east side along the stone wall. Mr. Zemke suggested allowing for at least three feet for maintenance of the fence as opposed to right on the property line. The required front line is 85 feet and they are requesting a setback of 35 feet from the front property line. Mr. Zemke asked the applicant to submit a picture of the fence and Ms. Katteret said they will bring a sample of the material to the public hearing. Mr. Zemke asked Ms. Katteret to confirm with Mr. Bump that the front setback request is from 85 feet to 35 feet and for a portion on the east side, from 35 feet to zero. The Board did not feel that sight distance will be an issue for a fence set back 35 feet.

Mr. Zemke motioned that the ZBA find the Leavitt area variance application complete pending confirmation of the requested front and side setback of the fence and that the Board sets the date for the public hearing to be held at the ZBA meeting on October 23, 2013. Ms. Fitzpatrick seconded. All aye. Motion carried 5-0. The applicant will bring a sample of the fence material to the public hearing.

Approval of Minutes:

- Ms. Fitzpatrick motioned that the ZBA accept the minutes of July 24, 2013 as presented. Mr. Zemke seconded. Motion carried 5 -0.
- Ms. Fitzpatrick motioned that the ZBA accept the minutes of August 28, 2013 as presented. Mr. Schneider seconded. All aye. Motion carried 5-0

Discussion Items:

- Chairman Mancini reminded Board members that they are required to complete four hours of education for the 2013 calendar year by the end of December. There is an upcoming SEQRA class scheduled at the Farm and Home Center on October 24th.

The next meeting will be held on Wednesday, October 23, 2013 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board