

ZONING BOARD OF APPEALS MEETING MINUTES - FINAL
WEDNESDAY, JANUARY 22, 2014

MEMBERS PRESENT:

Martin Otter
John Schneider
Phillip Zemke

MEMBERS ABSENT:

Rocco Mancini, Chairman
Stephanie Fitzpatrick

ALSO PRESENT:

Mr. Otter motioned that the Zoning Board of Appeals appoint Phillip Zemke as the Acting Chairman in the absence of Rocco Mancini. Mr. Schneider seconded. All Aye. Motion carried 3-0.

Mr. Zemke opened the meeting at 7:03 p.m.

Public Hearings:

- 1. Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless –** Mr. Zemke 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 February 26th ZBA meeting as per an email from Scott Olson, Esq., Young/Sommer LLC. Mr. Schneider seconded. All aye. Motion carried 3-0.

Applications:

- 1. Hynes Area Variance –** Ciro Interrante, Architect, appeared along with Sean Hynes, property owner, regarding his area variance application to reduce the front yard setback from the required 85 feet to 60 feet to construct a single family dwelling on property located on Woody Row Road, Lot #16, tax grid number 6572-00-321434, in the A5A zoning district. Mr. Interrante said there is a large amount of wetlands on the property and once the buffer is met for the wetlands, there is only a small amount of land available to construct the dwelling, well and septic. He showed a floor plan of the proposed dwelling and garage which they are going to tweak a bit by adding some square footage. The first floor will be approximately 2,000 square feet of living space. Mr. Zemke said he wants to see the actual footprint of the dwelling on the map to see how it will work, including overall dimensions. Mr. Interrante said he will put an outline of the footprint on the plan. Mr. Zemke said we need the detail as this Board must grant the minimum variance possible and he agreed there were some real constraints here. Mr. Schneider asked about decks or porches and Mr. Hynes said there is one porch at this time off the side of the house. Mr. Interrante said he will show the house outline with any deck or patios that Mr. Hynes is planning on and including

any steps and the garage doors. Mr. Zemke said the Board also needs the denial letter from the Building Inspector.

Mr. Otter motioned to set the date for the public hearing for the Hynes area variance application for the Wednesday, February 26th ZBA meeting. Mr. Schneider seconded. All aye. Motion carried 3-0.

Administrative Items:

- **Approval of Minutes:** Mr. Zemke motioned that the Zoning Board of Appeals accept the December 18, 2013 meeting minutes as presented. Mr. Otter seconded. All aye. Motion carried 3-0.

Mr. Schneider motioned to adjourn the meeting at 7:15 p.m. Mr. Otter seconded. All aye. Motion carried 3-0.

The next meeting will be held on Wednesday, February 26, 2014 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board