

TOWN OF WALLKILL ZONING BOARD OF APPEALS

February 9, 2004

MEETING OPENING:

The monthly meeting of the Town of Wallkill Zoning Board of Appeals opened at 7:33 pm with the pledge to the flag followed by the roll call and presentation of the January 12, 2004 Meeting Minutes.

PRESENT:

J. Mattatall
W. Morgan
James Owen
O. Smith, Chair
P. Thompson

Joseph Owen, Esquire

ABSENT:

J. Cieselwitz
E. Oster

The Minutes of the January 12, 2004 Meeting were reviewed by the Board.

The following changes were noted for the record:

Page 5	Para 7	Should read: “..screen – arborvitae – tall...”
Page 19	Para 8	Should read: “The tower will be 150 feet...”
Page 23	Para 12	Should read: “..from Mr. Kosuga as buyer...”
Page 24	Para 2	Should read: “...understand it, Kosuga gave ...”
Page 27	Para 14	Should read: “radiation goes out not down.”

The Motion was made to accept the Minutes as noted; Seconded; All in favor; Motion carried.

The following applications were reviewed for Public Hearings on March 8, 2004; Public Hearings heard, discussed and voted upon as noted.

HEARING REVIEWS: March 8, 2004

LOUIE ANGELASTRO

Request for a rear yard setback.

Mr. Smith: You want a rear yard setback we saw your drawings.

Mrs. Thompson: When did you buy this?

Applicant: In 1996.

Mr. Smith: What are you requesting – you say rear yard, but for what?

Applicant: I don't know; this is all new to me; the building inspector told me to come here before I can get a CO.

Mr. Smith: What did you put in?

Applicant: Originally 5x4 but when my mother had her legs amputated, because of diabetes, it had to be larger. The deck is in the back. She stays outside when I go to work.

Mr. Smith: You did not put it on here – put dimensions of the deck on here.

Applicant: It is 10 x 12.

Mrs. Thompson: How far from the side yard.

Applicant: There was a wall there and told to eliminate it, so I did not need anything. Mr. Steenrod spoke to someone from the State who said that would take care of it if I put in new footings. I need a variance so I took the measurements.

Mr. Owen: Apparently the deck was there and someone ... it was built with a permit?

Applicant: I went and made it bigger and saw Mr. Steenrod and was told I needed it for the CO.

Mr. Mattatall: You have a corner house, what is the other road?

Applicant: Cindy Lane. This was all new to me.

Mr. Smith: How far off other side yard?

Applicant: A foot and a half and forgot who the person from the State was as long as no wall it was okay.

Mr. Smith: One side from 15 to 1.5 ft; two side yards from 30ft to 27.5ft. Rear yard from 30 to 22.2ft; The lot is 35 feet.

Mr. Owen: Rear yard set back here.

Mr. Smith: It is 35 feet and it comes to 37.5 when you add it up. You measured these yourself?

Applicant: 17 feet on the side, 17 something and then the fence then another 15.

Mr. Smith: (reviewed the drawing with the applicant) 35 foot lot from here to here – wide, your measurements is 26 and its 10 feet wide and a 1.5 and that comes to 37.5. that is enough that mattes. I can understand being a little off.

Applicant: When the deck is here it is 26 feet and deck is 10 feet wide.

Mr. Smith: It is 36 and your lot is 35 feet wide and say you have space here (looking at the drawing). This is the map from the surveyor that says 35 feet. The chain link fence is probably on the other person's lot.

Applicant: It is on their property.

Mr. Morgan: You are positive about the 35 feet and the 10 feet?

Applicant: Yes.

Mr. Smith: 26 to 23.5; he is certain about the 1.5 and deck is 10 feet wide.

Mr. Mattatall: Side yard totals the total.

Mr. Smith: You have 3 variances : 2 side yards from 30 to 25ft; one from 15 to 1.5 and one side yard from 26 to 23.5ft.

Mr. Smith: I Move to hold a Public Hearing on March 8, 2004 at 7:30 pm or as soon there after as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Smith: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The Notice of the Public Hearing will be in the Times Herald Record's *Public Notice Section* within the next two weeks. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing Date. The mailings must be sent either by certified or registered mail. Bring the proof of mailings with you to open your Public Hearing. It can't be opened without your proof of mailing.

Mr. Smith: The tax office will give you the list of names and send it out at least 10 days prior to the hearing.

DELMARIE REID

Dan Yanosh: Request for bought the land in 1999 in foreclosure. It had an existing house on it and building on south east with garage door used probably as residence with a bathroom and cloths and was lived in. in the years she fixed up the house and started work on the other building with new room in 2000 and renovations and started as (looked at photos) and figuring it was okay because it was existing before and sided it and mr Steen rod came along with violation

as the assessor see it as single family and don't show it as 2 family or 2 dwellings and gave her a stop order. They sent us here for variance for since it was existing and we have testimony or have a 2 single family dwellings on one lot.

Mrs. Thompson: Is this for a use variance?

Mr. Smith: Permitted under certain zones.

Mr. Yanosh: This is R-1 but it is 2 separate buildings could connect with walkway between.

Mr. Smith: This is R-1.

Mr. Yanosh: Special use in R-1 and does not say one or 2 family.

Mr. Smith: Is this change of use.

Mr. Owen: This is not a 2 family but 2 separate dwellings.

Mr. Mattatall: It allows for one family.

Mr. Smith: You understand the use variance requirements?

Mr. Yanosh: Yes, we'll do our best.

Mr. Smith: The work for use variance is substantial. Whole other sets of things to be met. We can go ahead with this.

Mr. Smith: I Move to hold a Public Hearing on March 8, 2004 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Smith: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The Notice of the Public Hearing will be in the Times Herald Record's *Public Notice Section* within the next two weeks. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing Date. The mailings must be sent either by certified or registered mail. Bring the proof of mailings with you to open your Public Hearing. It can't be opened without your proof of mailing.

Ms. Thompson: Please explain to her what is needed for a Use Variance.

Mr. Yanosh: Yes, we will go over that.

WESTAGE

John O'Rourke: This is at the existing Horton Medical Pavilion off Crystal Run Road. It is an existing 100,000 sq/ft medical office (looking at drawings) and they are planning an additional 80,000 sq/ft addition. The parking reduction is similar to that from 1997 and at that time it was demonstrated through Collins' Reports the requirement is appropriate for smaller - but not larger facilities due to mechanical rooms, hallways, etc..

It was granted down to 3.8 and we have hired John Collins to do a revised study. It is done and reaffirming the 1:150 is excessive. Currently there are 100 free spaces not utilized. His report

recommends 82 additional spaces required for 80k sq/ft. The facility does not want to go that far down but the same as in 1997 to 3.8 to 1000 sq/ft. In addition reduction from 50 to 10feet for the landscape buffer facing facility on the state police side. The same variances were granted in 1997.

Mrs. Thompson: How many spaces taken from the new building?

Mr. O'Rourke: There were concerns and input there will be no parking under the building. It will be 3 stories.

Mrs. Thompson: Will you show where you are going to put cars you were going to put underneath.

Mr. O'Rourke: The Planning Board had concerns as well. The building was reduced and the parking in the rear and retention basin moved back to the rear and deeper or there may be underground storage.

Mrs. Thompson: What is the use?

Mr. O'Rourke: Medical offices. Basically what is there and there will be more doctors and more services.

Mrs. Thompson: These doctors could put their office on their own space?

Mr. O'Rourke: We want to consolidate doctors where patients can go to the same building and see many doctors.

Mrs. Thompson: I understand.

Mr. Smith: The parking variance from 661 to 420 is that correct? No, 936 to 700 is correct. Then variance on the landscaping is from 50 to 10ft on the northwest side only.

Mrs. Thompson: On both sides?

Mr. O'Rourke: We have one only on the west side – on troopers side.

Mr. Smith: For parking along road there?

Mr. O'Rourke: Yes.

Mr. Smith: I Move to hold a Public Hearing on March 8,2004 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Smith: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The Notice of the Public Hearing will be in the Times Herald Record's *Public Notice Section* within the next two weeks. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing Date. The mailings must be sent either by certified or registered mail. Bring the proof of mailings with you to open your Public Hearing. It can't be opened without your proof of mailing.

KELLEY

Mr. Smith: Is it 5.5 feet off the line?

Mrs. Thompson: The deck is measured from each side. It is on a corner.

Mrs. Kelley: That is not the question that was asked. It is rough weather. I needed the original fence behind it measured. They climbed over the other fence. I did it from the fence from initial like to the deck.

Mr. Smith: I want it to be accurate.

Mrs. Kelley: In this kind of weather it is accurate as possible. I don't any one to get hurt because I am liable.

Mr. Smith: It is from 20ft to 5.5 ft here (looking at the drawing).

Mr. Smith: I Move to hold a Public Hearing on March 8, 2004 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Smith: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The Notice of the Public Hearing will be in the Times Herald Record's *Public Notice Section* within the next two weeks. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing Date. The mailings must be sent either by certified or registered mail. Bring the proof of mailings with you to open your Public Hearing. It can't be opened without your proof of mailing.

DUCO:

Harold Pressberg, Esq.: We have an application for a proposed 5 lot subdivision. This has gone before the PB and attorney and the town has made initial determination that the area of the lot is subject to the soils and drainage review as opposed to revised Ord 249-20-D provide for $\frac{3}{4}$ acre lot even though "C" and we want interpretation if that satisfies perk test as opposed to soil types previously applied and may apply to other 2 family homes. A lot width on one lot that make sub division much nicer parcel. The flag lot with the building area to the south of the property instead – now the entrance on north with road running south – this way move flag lot entrance is to south and is narrow width and nicer subdivision.

Mr. Smith: The arm is attached to the back lot?

John Nosek, Ferris Eng.: Lot 5 is 46 acres.

Mr. Smith: You are subject to soils unless you do engineer's on the septic.

John Nosek, Ferris Eng.: We did tests on the lots and are code compliant and went to a work shop with McGoey and he was not 100 percent sure of the code clearly under the R-1 – AR soils are required and in R2 it does not talk about that and subject to soil review. It does not tell us if we need m in acreage or soil erosion review not sure what it is.

H. Pressberg, Esq.: Engineer did the septic on each lot.

Mr. Smith: If you meet the perk what did he say?

John Nosek, Ferris Eng.: His position was that even though it is $\frac{3}{4}$ soil where septic in needs more. He was not 100 per cent sure because zoning had just changed. To come here for interpret.

Mrs. Thompson: You have 2 maps here – one from August and January.

H. Pressberg, Esq.: Use January – the lots comply to zone without variance if we need the larger lots that is the lots we would get as a matter of right.

Mrs. Thompson: Lot #1 1.22 acres and the lots shown say #1 is 1.37 lots. Same on the others, which is correct?

John Nosek, Ferris Eng.: The chart has to be adjusted. The numbers are correct but the chart which is on some maps have to be corrected. The acreage on front sheet of lots are accurate.

H. Pressberg, Esq.: Smaller lots ...

Mrs. Thompson: They are accurate. And the chart is not correct.

John Nosek, Ferris Eng.: We have to have chart match the lots.

Mrs. Thompson: These are 2 family houses?

H. Pressberg, Esq.: One family homes.

John Nosek, Ferris Eng.: If I might ask, there is another section of the code...

Mrs. Thompson: Your intention is what?

John Nosek, Ferris Eng.: Single-family homes.

Mrs. Thomopson: This references 2 family dwellings.

Mr. Smith: You are referencing 2 family dwellings.

John Nosek, Ferris Eng.: The section allows 150 feet for 2 lot width and 200 for single family. If the code allows less lot width for 2 family homes, we'll use that.

Mr. Owen: An over site when it was written.

John Nosek, Ferris Eng.: If 2 family will allow us to not need a variance we may need to propose that on the last lot; intention is single family homes.

Mr. Smith: The section he references is for 2 family

Mr. Smith: 20-C-12 is 2 family dwellings; 249-20C(12)c is something else.

H. Pressberg, Esq.: 24-20D is correct; mistake on the application.

Mrs. Thompson: You bought this a month ago?

H. Pressberg, Esq.; Yes. They owned land next to it. Intent is to subdivide as per the code. Not asking for variance except for one flag lot to narrow road frontage.

Mr. Smith: That is one variance you are requesting.

H. Pressberg: Interpretation of 249-20-D with regard...

John Nosek, Ferris Eng.: Variance is dependent on the interpretation – if it is 3/4 acre zone we need lot width.

Mr. Smith: If you proved perk there, all septic has to be engineer certified.

John Nosek, Ferris Eng.: The Wallkill code is specific to certifying the perk and the soil type classification and dictates lot size minimums. If the soil class I may need one amount versus another.

H. Pressberg, Esq.: The soil class don't apply here. We have to satisfy the perk test or engineered septic system; does not change area of the lots.

Mrs. Thompson: The ordinance was amended because it does not make sense.

H. Pressberg, Esq.: We are in provision of 200 feet and want it 150 ft on the one lot – flag lot to 250 ft.

John Nosek, Ferris Eng.: Our acreage on lots 1 through 4 meet $\frac{3}{4}$ minimum.

H. Pressberg, Esq.: This plan demonstrates 5 lots they are longer lots take into acreage some of which is wetlands and went through formula we can meet zoning and go to PB and receive approval. The clients don't like this layout and like 4 smaller lots and 1 larger for a farm, horses or what ever. That is more attractive and no plans to further sub divide but still yields 5 lots and 5 homes and more use of the land than is seen on this (other drawing).

Mr. Smith: Subject to drainage and soil review is PB.

H. Pressberg, Esq.: The zoning requires $\frac{3}{4}$ acre lot.

Mr. Smith: You are not subject to soil formula with engineer approved septic. That has been done.

John Nosek, Ferris Eng.: Before the map is approved each has to be certified. They are designed and stamped by the engineer and to go to PB for approval. We don't have the town engineer's firm as we have not gotten preliminary approval from the PB.

Mr. Smith: I Move to hold a Public Hearing on March 8, 2004 at 7:30 pm or as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Smith: This involves an interpretation for 249-20-D that soil formula does not apply on approval an engineered septic system and 200 to 120.89 for proposed Lot #5.

Mrs. Thompson: 249-20-D will appear in the paper.

Mr. Smith: The lines are not parallel line so that should be checked.

Mr. Mattatall: All widths are 200 feet and the one on the end seems to be short.

Mr. Smith: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The Notice of the Public Hearing will be in the Times Herald Record's *Public Notice Section* within the next two weeks. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing Date. The mailings must be sent either by certified or registered mail. Bring the proof of mailings with you to open your Public Hearing. It can't be opened without your proof of mailing.

PATRIC BOWIE:

Mr. Smith: Where do we stand with your application?

P. Bowie: It's a commercial building and we want to look to continue commercial business and it has a continuous use of commercial and was purchased as commercial. This is prior owner who sold the property.

Mr. Smith: Do you have a building permit?

P. Bowie: No, Mr. Steenrod - when I wanted interior permit to get a variance since it has not been used commercial and whole question is if it has been used or continuously used. Letters from O&R bills, and this is prior owner here. We should not be here.

Mrs. Thompson: What use?

P. Bowie: A salon.

Mrs. Thompson: This should go to the planning board.

Mr. Smith: Go to the PB and file application.

P. Bowie: Mr. Steenrod said she could not use it since it was not used.

Mr. Smith: From furniture repair – to carpet – a salon.

Mr. Owen: Verify it has been continuous and not out of use for a year. Is that what PB needs from him?

Mr. Smith: It has been a commercial continuous use. If you need residential come here; if commercial go there.

P. Bowie: What I am saying here tonight is what I said before.

Mr. Smith: If a salon, go to the PB. What ever you do submit site plan and if any variances are needed you come back here. But that is for a salon.

P. Bowie: That is why I went the first time but sent here because it was thought to have not to have been used.

PUBLIC HEARINGS:

Charles and Wendy Weeden: Request for a variance of 249-19-D (lot size and lot depth) from 2 acres to 1 acre and lot depth from 300 to 217 ft; Property located at 184 Tamms Road (SEC 20 BL 1 LOT 26.1); Designated RA.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The Public Notice was read at 8:44 pm.

Mr. Smith: I Move to open the Public Hearing at 8:45 pm. Please present your application.

Mr. Weeden: We would like to build a home on the lot removing the existing mobile home that is there.

Mr. Smith: Any questions from the Board?

Mr. Mattatall: We historically approve removal of mobile homes for houses.

Mr. Smith: The use of the existing septic?

Mr. Weeden: We need a new septic.

Mr. Smith: You will need a new septic.

Mr. Smith: Any questions from the Public? (no)

Mr. Smith: Any further comments from the Board? (no)

Mr. Smith: This is for a lot size reduction from 2 acres to 1 acres.

Mr. Smith: I Move to close the Public Hearing at 8:46 pm; Seconded; All in favor; Motion carried.

Mr. Smith: I Move to grant the following variance of 249-19-D-1 1) lot depth from 300 to 217 ft; 2) area from 2 acre to 1 acre; Seconded.

DISCUSSION:

Mrs. Thompson : You have had the property for a long time and don't see a problem.

Mr. Morgan; It's a gain for the Town.

Mr. Smith: Not excessive.

VOTE:

In favor (aye): 5
Opposed (nay): 0

DECISION:

Mr. Smith: The variances are granted, please see the building department.

VINYL TECH., INC. (Kenneth and Catherine Crumley): Request for variance of 249-22-D (side yard reduction); Property located at 26 Red Barn Lane (SEC 89 BL 6 LOT 13); Designated R-1.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The Public Hearing Notice was read at 8:48 pm.

Mr. Smith: I Move to open the Public Hearing at 8:49 pm.

Mr. Smith: Please present your application.

Neil Bennett: They want to install a 3 season sun room on back of town house that is 10x16 feet and the requirement is 1 foot. We are asking for sizeable variance of 14 feet.

Mr. Smith: Any comments from the Board?

Mr. Owen: Other town houses have rooms built on the back of them there. Only thing is to look at them is to keep everything uniform. There are different materials and colors - do you understand.

N. Bennett: Is there an association?

Mrs. Crumley: No, not really , most are going to aluminum siding.

Mrs. Thompson: I think 1 foot is kind of close.

Mr. Smith: We generally don't like one foot off the line and it is hard to maintain. What can you accept. Do you have to go to that?

Neil Bennett: I can suggest we fill in space with concrete. She has a wood deck now and put down a concrete foundation if you are worried about it looking unsightly.

Mr. Smith: You want to be able to get around there.

Mrs. Crumley: I don't want to get a lawn mower in there either. The windows come inside.

Neil Bennett: If you remember the property, there is a window there and now we are one foot if came into the window it will make it 12 by 14; in inside the window narrower.

Mr. Smith: Another 2 or 3 feet - you can come in.

Mr. Mattatall: Make it narrower and longer.

Neil Bennett: If at the back window we can come in 2 feet.

Mr. Matattall: We don't create problems for you with the neighbors.

Mr. Smith: It can be 3 feet.

Neil Bennett: 12 x 14 more square than wide.

Mr. Smith: 15 to 3 and of 15 to 4 on other side and 2 side from 30 to 7ft.

Mr. Mattatall: You are putting up weather tight structure.

Neil Bennett: Look like shed roof and blend in – regular solid roof 4 inch and solid on top and bottom.

Mr. Owen: What color?

Neil Bennett: White and contiguous with the other houses more so than others in the area.

Mrs. Crumley: You can't see the house because of the fence.

Mr. Smith: There are yellows, greens, etc.

Mr. Mattatall: By moving it out you can do maintenance on the property without going on the other peoples property.

Mr. Smith: This is better.

Mr. Smith: Any questions from the Public?

Alice Gerow: I got the notice and wanted to know what it is about. I am at 21.

Mr. Smith: You are welcome and it is about a sun room on rear of her town house.

Ms Gerow: It sounds nice.

Mr. Smith: Any further comments from the Board? (no).

Mr. Smith: With the 3 foot setback the variance requested are reasonable and fitting with the neighborhood.

Mr. Smith: I Move to close the Public Hearing at 8:56 pm; Seconded; All in favor; Motion carried.

Mr. Smith: I Move to grant the following variances: Rear yard from 15ft to 3ft; side yard from 15ft to 4feet and 2 side yards from 30ft to 7ft; Seconded.

DISCUSISON:

(none)

VOTE:

In favor (aye):	5
Opposed (nay):	0

DECISION:

Mr. Smith: The variances are granted, please see the building department.

KM Martell Construction, Inc.: Request for a variance of 249-22-D (lot area and width); Property located at 19-21 Hulse Avenue (SEC 76 BL 7 LOT 13 &14); Designated R-1.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The Public Hearing Notice was read at 8:58pm.

Mr. Smith: I Move to open the Public Hearing at 8:59 pm; Seconded; All in favor; Motion carried.

Kevin Martell: It is a corner lot and has 2 front yards and need 80 on Ridgewood. Not sure if area was in question or not.

Mr. Smith: The area is less than 500 feet short.

Mr. Smith: Any comments from the Board?

Mr. Morgan: Similar to what we have seen in the past.

Mr. Smith: The lot sits nice and high. No problem with it and variances are not large at all.

Mr. Smith: Any questions from the Public? (no)

Mr. Smith: I Move to close the public hearing at 8:02 pm.

Mr. Smith: I Move to grant the following variances: 1) area from 12500sq/ft to 12,022 sq/ft 2) lot width from 80 to 79.44ft; Seconded.

DISCUSSION

(None)

VOTE:

In favor (aye):	5
Opposed (nay):	0

DECISION:

Mr. Smith: The variances are granted, please see the building department.

CORRESPONDENCE:

Mr. Smith: The following have been requested for extensions of variances previously issued:

MICHAEL & ANNETTE GREGAN:

Request for a six month extension for variance granted on 10/20/03: 249-8-A(1) side yard setback from 5ft to 12 inches for construction of a 2-car garage to accommodate two handicap drivers; Property located at 26 Mable Road (SEC 84 BL 5 LOT 2); Designated R-2.

The Motion was made to grant a 6 month extension from 2/9/04; Seconded; All in favor; Motion carried.

JOSHUA SILKMAN

Request for a six month extension for a variance granted on 8/11/03: 249-22-D: 1) lot size from 12,500 sq/ft to 6,890 sq/ft; 2) lot width from 80ft to 50ft; 3) front yard setback from 35ft to 12.8ft; 4) side yard setback from 15ft to 11ft; Property located on Victory Street (SEC 75 BL 9 LOT 1); Designated R-1.

The Motion was made to grant a 6 month extension from 2/9/04; Seconded; All in favor; Motion carried.

David Braun: Inquiry was made with regard to the status of the variance application. Applicant was requested to see the building department for possible agenda review in March.

MEETING CLOSE:

Mr. Smith: There being no further items to come before the ZBA, the Motion was made to close the meeting at 9:10pm; Seconded; All in favor; Motion carried.

TSB:jcd (2/10/04)

TOWN OF WALLKILL ZONING BOARD OF APPEALS
DECISION SHEET

February 10, 2004

Charles and Wendy Weeden: Request for a variance of 249-19-D (lot size and lot depth)
1) area from 2 acres to 1 acre; 2) lot depth from 300 to 217 ft; Property located at 184 Tamms Road (SEC 20 BL 1 LOT 26.1); Designated RA.

DECISION: Variances granted.

VINYL TECH., INC.

(Kenneth and Catherine Crumley): Request for variance of 249-22-D (side yard reduction);
1) Rear yard from 15ft to 3ft; 2) side yard from 15ft to 4feet; 3) 2 side yards from 30ft to 7ft;
Property located at 26 Red Barn Lane (SEC 89 BL 6 LOT 13); Designated R-1.

DECISION: Variance granted.

KM Martell Construction, Inc.: Request for a variance of 249-22-D (lot area and width);
1) area from 12500sq/ft to 12,022 sq/ft; 2) lot width from 80 to 79.44ft;
Property located at 19-21 Hulse Avenue (SEC 76 BL 7 LOT 13 &14); Designated R-1.

DECISION: Variances granted.

6 MONTH EXTENSIONS:

MICHAEL & ANNETTE GREGAN: Request for a six month extension from 2/9/04 for variance granted on 10/20/03. 249-8-A(1) side yard setback from 5ft to 12 inches for construction of a 2-car garage to accommodate two handicap drivers (SEC 84 BL 5 LOT 2).

EXTENSION: Granted

JOSHUA SILKMAN

Request for a six month extension from 2/9/04 for a variance granted on 8/11/03: 249-22-D: 1) lot size from 12,500 sq/ft to 6,890 sq/ft; 2) lot width from 80ft to 50ft; 3) front yard setback from 35ft to 12.8ft; 4) side yard setback from 15ft to 11ft; (SEC 75 BL 9 LOT 1).

EXTENSION: Granted