

TOWN OF WALLKILL ZONING BOARD OF APPEAL

APRIL 11, 2005

PRESENT: N. Guenste
E. Johnson
J. Mattatall, Chairperson
W. Morgan
P. Thompson

J.Owen, Esq.

EXCUSED: E. Raffo
R. Schoenberg

MEETING OPENING:

The April 11, 2005 Meeting of the Zoning Board of Appeals opened with the pledge to the flag followed by the Roll Call and presentation of the March 14, 2005 Meeting Minutes.

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

The following applications were continued, reviewed for the May 9, 2005 Meeting, heard and voted upon as noted.

CONTINUANCE:

Fred Vliestra: Request for the following variances: 1) lot area (249-19-D) from 2 acres to 1 acre; 2) lot width (249-19-D) from 200ft to 153ft; Property located on Daly Road (SEC 64 BL 1 LOT 31); Designated RA.

Mr. Mattatall: I Move to continue the Public Hearing at 7:46 pm; Seconded; All in favor; Motion carried.

Mr. Mattatall: We asked you to provide some documentation for us.

Mr. Vliestra: Correct, the lawyer provided the same real estate binder you have seen - an escrow. He was going to be here and was not able to be, but sent a letter showing that it is a common practice that checks always don't get processed I also have a copy of the check so it does not look like it got pulled out of the air.

Also, since the last meeting, I approached both neighbors to buy additional land and neither of them were willing to sell. I am unable to physically meet the zoning laws.

(Board reviewed the documentation submitted).

J. Owen, Esq.: It says there is a 'binder on it'.

Mr. Mattatall: Anything else?

Mr. Vilestra: No.

Mr. Mattatall: Any comments from the Board? (No)

Mr. Mattatall: Any comments from the Public? (No)

Mr. Mattatall: I Move to close the public hearing at 7:48 pm; Seconded; All in favor; Motion carried.

Mr. Mattatall: I Move to grant the following area variance for lot width from 200ft to 153 ft and 2 acres to 1 acre; Seconded.

DISCUSSION:

Ms Guenste: I have a problem being it is going down to 50% and it was 2 acres before the zoning changes. You were in contract before they totally changed and I know that the health department approved that so I am going to vote yes with the approved septic plans.

Mr. Johnson: Mainly because of the fact the septic is acceptable to the plans and you were in contract before, I will vote yes.

Mr. Morgan: He had it previously, so yes.

Mrs. Thompson: I will abstain

Mr. Mattatall: You were trying to work on it before they changed it and with a small piece it is very important the septic meets code. The building department will have copy of decision and you should get a building permit.

VOTE:

In favor (aye):	4
Opposed (nay):	0
Abstain:	1

DECISION:

Mr. Mattatall: The variances are granted.

Mr. Mattatall: The building department will have the decision and you should be able to get a building permit. Remember the variance is valid for only 6 months, if you go beyond that time, please request an extension prior to that time.

Janos Lecei: Request for a lot width variance (249-19-D-1): from 200ft to 150ft;
Property located on Bart Bull Road (SEC 46 BL 1 LOT 46); Designated RA.

Mr. Mattatall: The applicant is not present.

HEARING REVIEWS: May 9, 2005

Stephen and Mary Spall

Mr. Mattatall: You want extension for garage/dining room?

Mr. Spall: Yes.

Mrs. Thompson: The garage you have the door angle going into the driveway, please explain.

Mr. Spall: That is an existing paved driveway he did not make estimate of the proposed. (D. Yanosh) it will be on a curved drive. The section here (drawing) the garage doors are here (showed on drawing).

Mrs. Thompson: O'kay.

Mr. Spall: We were under the impression we were here tonight?

Mrs. Thompson: The letter said April 11th.

Mr. Mattatall: I Move to hold a Public Hearing on May 9, 2005 at 7:30 pm or as soon there after as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: It is necessary to notify everyone within 1000 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Mr. Mattatall: The building department will help you with the list.

Mr. Spall: We can get it sooner than 10 days from tonight?

Mr. Mattatall: Yes. You have to do the mailings 10 days prior to the hearing date.

Andrew and Judith Sarantapoulas

Mr. Mattatall: This is currently a vacant lot?

Mr. Sarantapoulas: Yes, it has a pool shed.

Mr. Mattatall: You are going to remove that?

Mr. Sarantapoulas: Yes.

Mrs. Thompson: This is an in-ground pool?

Mr. Sarantapoulas: Yes, 20x40. I dotted in so you knew it was there.

Mr. Mattatall: The front is on Macintosh Lane?

Mr. Sarantapoulas: Yes.

Mrs. Thompson: How far is the pump from the side yard?

Mr. Sarantapoulas: 10 to 15 feet from edge of property.

Mr. Mattatall: You have CO for the pool and shed?

Mr. Sarantapoulas: Yes, included it because we needed special permit when we put the shed in 15 years ago.

Mr. Mattatall: Any other questions? (no)

Mr. Mattatall: I Move to hold a Public Hearing on May 9, 2005 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Mr. Sarantapoulas: My wife is going to be out of town, can I appear here alone?

Mr. Mattatall: Yes. We just need one person or their agent.

John E. Lippert

Mr. Mattatall: What do you want to do with the property.

Mr. Lippert: Rather than make repairs and there are structure issues in the rear of the house and thought to correct the aesthetics as well – blend in roof lines and rooms more modern size. Adding a small piece in rear to match even the back line – in other words the bump out on the map and square up the house. Not changing number of rooms including 2nd story. It will not be higher than what is there and highest is highest we will be going. I have been in touch with

neighbors and they kind of like the idea. The zoning is PID and house we have maps going back before zoning so it really does not conform and the strip in back is not a lot to ask.

Mr. Mattatall: The map - when the lot lines were changed on the property and variances went to the Planning Board. The rear from 50 to 37ft on side yard; side from 50 to 27ft.

Mrs. Thompson: Are the 2 lots combined?

Mr. Lippert: No, separate.

Mr. Mattatall: No kitchens or bath?

Mr. Lippert: No, either a larger bathroom or laundry / bathroom. It is kind of tight. Everything is in a closet. Regarding notifying the neighbors – what is acceptable proof? what do you need?

Mr. Mattatall: I Move to hold a Public Hearing on May 9, 2005 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Mrs. Thompson: You may get the list from the tax office.

Mr. Lippert: Yes, they have been very helpful.

Lyle K. Coyman, Jr.

Mr. Mattatall: You did not start construction in the time?

Mr. Coyman: I got held up with architect and everything and missed it by 10 days by the time I got everything in. It was my fault.

Mr. Mattatall: It has happened to a couple of people.

Mrs. Thompson: The soil is not in our language on the application.

Mr. Mattatall: I have been looking it up – you have a very small lot in RA zoning. The soils formula would not have allowed this here. You need an engineered septic. Has the health department approved it?

Mr. Coyman: I put the perk test times in.

Mr. Mattatall: Present that in May. Hold on to your original. You have the health department letter with you?

Mr. Coyman: Yes, I have a copy of the letter (could not locate it immediately); I can get a copy from the building department.

Mr. Mattatall: We will need that for the hearing next month.

Mr. Coyman: The person I bought it from was an engineer so is why we probably have this done.

Mr. Mattatall: I Move to hold a Public Hearing for May 9, 2005 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: It is necessary to notify everyone within 1000 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Jose L. Cardona

Mr. Mattatall: Tell us about the project?

Mr. Cardona: Back yard deck and when we moved in there was one in bad condition and wanted to build a deck there 14 x 20.

Mr. Mattatall: What is marked as 'covered porch' is that just a landing outside the door?

Mr. Cardona: That was the sidewalk in back of the house.

Mr. Mattatall: Okay.

Mr. Cardona: The sidewalk stays. It is a bi-level.

Mr. Mattatall: The deck is on 2nd level with steps going down towards middle of the house; steps shown – is that what was existing?

Mr. Cardona: Yes.

Ms Guenste: Take down the little porch?

Mr. Cardona: It is already down, it was in bad condition.

Mr. Mattatall: I Move to hold a Public Hearing on May 9, 2005 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Arnold Silver

Jay Myero, Esq.: Mr. Silver is to my right.

This is an area variance this is a lot that presently has trailer on it and the plan is to remove the trailer and build stick built home.

Mr. Mattatall: It is currently unoccupied?

Mr. Silver: Yes.

Jay Myero, Esq.: We are in R2 and need for width 200 to 125 ft and soils need 1 acre and .76. The plan should be ready for the hearing. It is pre-existing and non-conforming – before the '60s and you will see 20-30 lots close by with same configuration. Mr. Silver in contract to buy lot from Margorie Crantz, who is present.

Mrs. Thompson: Will sheds come down?

Mr. Silver: Yes.

Ms Guenste: Did the building department tell you it was R2? I don't know if it is out there.

Jay Myero, Esq.: We will double check it out there. We meet all other requirements. Just soil and lot width.

Mr. Mattatall: The section block is wrong: it is RA section but 249-20-D not '19'. It has been the policy of the Town that if we can replace mobile home with permanent structure we would like to.

Mr. Mattatall: I Move to hold a Public Hearing on May 9, 2005 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

YTB Land, LLC

Adam Rodd, Drake, Sommers, Loeb, Tarshis, Catania and Liberth, Esq.: Middletown Honda, and Gerry Bergman of Eustace and Horowitz: You are familiar with the Honda dealership and the immediate adjacent parcel is the parcel in question. We are before PB for site plan and special use to store used vehicles. We have 49 year ground lease and under contract to purchase that and hope it will be consummated in 12/05 or early 06. the PB referred the application to the ZBA for interpretation and variances. First issue is with respect use of adjacent parcel – is it storage or parking of vehicles = we stay storage; other is parking spaces in interior parking boundary and we need 10 feet setback so need side yard variance and other issue is question or interpretation – code refers to storage of vehicles to side or rear of principal use and unique where dealership and proposing storage on the side and rear as per code but problem is there are 2 separate lots so we want interpretation or variance. Technically as you see in referral letter – side and rear lots sales dealership on lot itself. U nique situation have 49 year lease and contract to buy that parcel – no logical or purpose to build second sales establishment. As Mr. Bergman can work you through. That is why we are here for interpretation and variances.

Mr. Mattatall: Would you bring someone to the lot to see use cars?

Mr. Bergman: 63 spaces on the side are use car sales and several hundred are only storage in rear and is fenced area and only staff there. For used cars, yes. We purchased the land hoping to purchase the rear. Original approval was to buy rear it just took longer than we hoped. We have lease as well in contract to buy and 2 separate parcels and don't want to build structure on it. They need the storage area and obviously they are successful and it is easier if the product is on the lot.

Ms Guenste: Lot in back – similar to that on Fulton - in the back?

Honda Representative: Yes. Customers can see used cars but not move car from that area.

Ms Guenste: When you buy, will you combine the lots?

Mr. Bergman: Yes.

Mrs. Thompson: Where cars are now you own?

Honda Representative: Yes.

Mr. Bergman: It will be graded and paving and retaining wall and it will be decorative fence and trees. Look at landscape on existing lot and same person do back area as well.

Mr. Mattatall: Any other questions? (No)

Mr. Mattatall: I Move to hold a Public Hearing on May 9, 2005 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Mr. Mattatall: We will see you next month.

Eric Johnson:

Mr. Mattatall: Please present your application.

Mr. Johnson: I am requesting a larger than 28x28ft garage. I have half dozen classic cars, quads, lawn equipment, etc and want in the building so you don't have to see them. The lot is close to 10 acres and you can't really see it when the leaves are out.

Mrs. Thompson: Do you have plans for subdivision?

Mr. Johnson: No.

Ms Guenste: Does he need a variance for the accessory in front?

Mr. Johnson: If you draw a line, no.

Mr. Mattatall: I Move to hold a Public Hearing on May 9, 2005 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Mattatall: 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 week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

PUBLIC HEARINGS:

Charlotte Verdi and Josephine Caruso: Request for a lot width variance (249-19-D-1):
from 200ft to 125ft;
Property located on Highland Lakes Road
(SEC 64 BL 1 LOT 48.1); Designated RA.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The Public Hearing Notice was read at 8:32 pm.

Mr. Mattatall: I Move to open the Public Hearing at 8:33 pm.

Ms Caruso: Right now we own 2.2 acres on Highland Lakes Road and the width is not wide enough to sell as building lot and the zoning is 200 ft and we have 125 but do have 2.2 acres in the right amount. My parents bought it 30 years ago and intended to build but my father got emphysema and moved to Higland Mills to be with me and they have passed away and we have inherited it and want to sell the property at this point and have paid taxes for over 30 years and would like to sell it.

Mr. Mattatall: You were granted a variance before. Has anything changed since?

Josephine Caruso: No, we offered it to the neighbors and they did not want it.

Mr. Mattatall: Any questions from the Public? (No)

Mr. Mattatall: Any questions from the Board?

Mrs. Thompson: This was approved in June of 2003.

Ms Guenste: Do you have any prospective buyers?

Ms. Caruso: Without the variance we can't do anything.

Ms Guesnte: Anyone may have to come for a variance. I don't want to say yes and the buyer come in for a variance and say no for septic, etc. we are talking about 2 years ago you were here and people will come to the ZBA and need to have septic and engineering – only thing I have for that. I looked at the previous minutes and anyone who wants to build would have to come before the Board.

Ms Caruso: I am not going to put more money in to it for testing, I am not building a house - if I were I would be willing to do that.

Ms Guenste: My concern is people coming up and buying land and not able to build.

Mr. Morgan: Nothing has changed.

Mr. Mattatall: I Move to closet the Public hearing at 7:37 pm; Seconded; All in favor; Motion carried.

Mr. Mattatall: I Move to grant the following lot width variance from 200 ft to 125 ft; Seconded.

DISUCSSION:

Ms Guensted: If approved can we add to the variance that it is for the lot width and not a certified buildable lot? You have tried to sell it to others and you have had it before there were zoning codes. I don't want anyone to get stuck, but vote yes as based on the guidelines.

Mr. Johnson: Yes for the same reasons.

Mr. Morgan: I agree.

Mrs. Thompson: We voted it in '03.

Mr. Mattatall: You have the acreage.

VOTE:

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

DECISION:

Mr. Mattatall: The variance is granted.

If in 5 months if you don't have a sale, send us a letter so we can grant an extension.

Rodney Scott / Kelly Ann Riker: Request for a side yard set back (249-19-D-1):
1) side yard set back from 40ft to 18ft;
2) total side yard set back from 100ft to 43ft;
Property located at 152 Pilgrims Corners Road;
(SEC 32 BL 2 LOT 49);
Designated RA.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The Public Hearing Notice was read at 8:41 pm.

Mr. Mattatall: I Move to open the Public Hearing at 8:42 pm.

Mr. Mattatall: Please tell us what your are seeking.

Mr. Manse, builder for proposed addition. We are adding 18x18 addition to side yard on a 2 story residence. Also with that is 12x18 covered porch. We need a side yard variance. The lot is long but very narrow. The style does not conform for us to put addition any place else.

Mrs. Thompson: Is this Dick Riker's house?

Mr. Manse: Yes.

Mr. Mattatall: You want from 100 to 43ft and total side yards. I looked at this today.

Ms Guenste: It is where the steaks are?

Mr. Manse: Yes, that is it.

Mr. Mattatall: No bath or kitchen?

Mr. Manse: No.

Mr. Mattatall: Any questions from the Public? (No)

Mr. Mattatall: Any comments or questions from the Board? (No)

Mr. Mattatall: I Move to close the Public Hearing at 8:44 pm; Seconded; All in favor; Motion carried.

Mr. Mattatall: I Move to grant the following variances: 1) side yard from 40 to 18ft; 2) total side yard 100ft to 43ft; Seconded.

DISCUSSION:

Mr. Johnson: I see no problems with this.

Mr. Morgan: I agree.

VOTE:

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

DECISION:

Mr. Mattatall: The variances are granted.

They are valid for 6 months, if you don't start work by that time, please come in for an extension.

Mark Wolfe: Request for a variance of accessory building (249-8(5));
Accessory to be placed in front of the principal building;
Property located 16 Ora Park Circle;
(SEC 2 BL 1 LOT 5.11);
Designated RA.

Mrs. Thompson: The mailings were reviewed by the board and filed by the Secretary. The Public Hearing Notice was read at 8:45 pm.

Mr. Mattatall: I Move to open the Public Hearing at 8:45pm.

Mr. Mattatall: Please give us a synopsis of what you are doing.

Mr. Wolfe: It is for a garage that appears to be in the front yard but is actually in the back. It is behind neighbor's shed and is in their 'back' yard.

Mrs. Thompson: We granted variance on the property over a year ago?

Mr. Wolfe: Yes, for a front yard variance.

Mr. Mattatall: The addition looks very nice.

Mr. Mattatall: Any questions from the Board?

Ms Guenste: What is concrete slab for?

Mr. Wolfe: For parking cars, I had it there before and with the addition it (proposed garage) will not look good there.

Mr. Mattatall: Any questions from the Public? (No)

Mr. Mattatall: Any further questions from the Board? (No)

Mr. Mattatall: I Move to close the 8:48 p; Seconded; All in favor; Motion carried.

Mr. Mattatall: I Move to grant the following variance for an accessory building, no more than 28x28, to be placed in front of primary building on the lot; Seconded.

DISCUSSION: (none)

VOTE:

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

DECISION:

Mr. Mattatall: The variance is granted.

Mr. Mattatall: The variance is valid for 6 months. If work has not commenced by that time, please come in for an extension.

Gloede Neon Signs (New Plan Excel Realty Trust): Request for a sign variance (249-11):

Property located at 400 Rt 211 and Carpenter Avenue (Wallkill Plaza); (SEC 54 BL 4 LOT 1.5); Designated HC.

Mr. Mattatall: They wish to be heard in May. The applicant will be republishing. The code enforcement officer said under their circumstances allow them to have temp banner put up.

CORRESPONDENCE:

Mr. Mattatall: The following previously granted variance(s) applicants have requested a six (6) month extension:

James / Debra Beamesderfer: Granted variances in 2002 for: 1) 249-9 (fence height) from 4ft to 5ft; 2) 249-3 (accessory building) from 28x28ft to 200 x 80ft and 96 x 36ft; for proposed riding arena, barn and fence for; property is located at 60 Shaw Road, (SEC 24 BL 1 LOT 55.4); Designated R-2.

Mr. Mattatall: He is received the CO for the indoor horse riding areana in October and is requesting an extension to finalize the plans for the barn and expects the permit this Spring.

Mr. Matttall: I Move to grant a six month extension; Seconded; All in favor; Motion carried.

Stephanie Spence: Request for a variance of 249-22-D (front and side yard); front yard from 35 ft to 22.6ft; side yard 15 to 14.55ft; for construction of a front porch; Property located at 10 Pleasant Avenue (SEC 37 BL 13 LOT 24); Designated R-1.

Mr. Mattatall: Their variances were granted on October 18, 2004 for a porch on the home which was granted. He states the contractor was unable to provide plans for the building inspector.

Mr. Mattatall: I Move to grant a 6 month extension; Seconded; All in favor; Motion carried.

Craig A. Zeman: Request for a variance of 249-22-D (front/side yards): front yard from 35ft to 18ft; side yard from 15ft to 14ft; Property located at 18 Willow Street (SEC 76 BL 2 LOT 2); Designated R-1.

Mr. Mattatall: He wants an extension for a front and side yard setback that due to the architect, the plans were delayed. They are now ready and ready to start construction.

Mr. Mattatall: I Move to grant a six month extension; Seconded; All in favor; Motion carried.

MEETING CLOSE:

Mr. Mattatall: There being no further items to come before the Board, I Move to close the Public Hearing at 8:54 pm; Seconded; All in favor; Motion carried.

TSB:jcd

TOWN OF WALLKILL ZONING BOARD OF APPEALS
DECISION SHEET

APRIL 11, 2005

Fred Vilestra: Request for the following variances:
1) lot area (249-19-D-01) from 2 acres to 1 acre;
2) lot width (249-19-D-01) from 200ft to 153;
Property located on Daly Road (SEC 64 BL 1 LOT 31);
Designated RA.

DECISION: variances granted.

Janos Lecei: Request for a lot width variance (249-19-D-1) from 200ft to 150ft;
Property located on Bart Bull Road (SEC 46 BL 1 LOT 46);
Designated RA.

Applicant not present

Charlotte Verdi and Josephine Caruso: Request for a lot width variance (249-19-D-1): from 200ft to 125ft;
Property located on Highland Lakes Road;
(SEC 64 BL 1 LOT 48.1);
Designated RA.

DECISION: Variance granted.

Rodney Scott / Kelly Ann Riker: Request for a side yard set back (249-19-D-1):
3) side yard set back from 40ft to 18ft;
4) total side yard set back from 100ft to 43ft;
Property located at 152 Pilgrims Corners Road;
(SEC 32 BL 2 LOT 49);
Designated RA.

DECISION: Variances granted.

Mark Wolfe: Request for a variance of accessory building (249-8(5)) to be
placed in front of the principal building;
Property located 16 Ora Park Circle;
(SEC 2 BL 1 LOT 5.11);
Designated RA.

DECISION: Variance granted.

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Gloede Neon Signs

(New Plan Excel Realty Trust):

Request for a sign variance (249-11):

Property located at 400 Rt 211 and Carpenter Ave. (Wallkill Plaza);
(SEC 54 BL 4 LOT 1.5); Designated HC.

Applicant requested for hearing to be held on May 9th; will republish.

Six Month Extension:

Craig A. Zeman:

Request for a variance of 249-22-D (front/side yards):

- 1) front yard from 35ft to 18ft;
- 2) side yard from 15ft to 14ft;

Property located at 18 Willow Street
(SEC 76 BL 2 LOT 2); Designated R-1.

Six month extension granted.

Stephanie Spence:

Request for a variance of 249-22-D (front and side yard);

- 1) front yard from 35 ft to 22.6ft;
- 2) side yard 15 to 14.55ft; for construction of a front porch

Property located at 10 Pleasant Avenue
(SEC 37 BL 13 LOT 24); Designated R-1.

Six month extension granted.

James / Debra Beamesderfer:

Request for the following variances:

- 1) 249-9 (fence height) from 4ft to 5ft;
- 2) 249-3 (accessory building) from 28x28ft to 200 x 80ft and 96 x 36ft;

For proposed riding arena, barn and fence for horses to comply with Victor Erickson of 5/9/02;

Property located at 60 Shaw Road
(SEC 24 BL 1 LOT 55.4); Designated R-2.

Six month extension granted.