

TOWN OF WALLKILL ZONING BOARD OF APPEAL
OCTOBER 18, 2004

PRESENT:

N. Guenste
J. Mattatall
W. Morgan
E. Raffo
O. Smith, Chairperson
P. Thompson, Secretary

Joseph Owen, Esquire

ABSENT: R. Schoenberg

MEETING OPENING:

The October 18, 2004 Zoning Board of Appeals meeting opened with the pledge to the flag followed by the Roll Call and presentation of the September 13, 2004 Meeting Minutes.

The Motion was to accept the minutes as written; Seconded; All in favor; Motion Carried.

The following applications were reviewed for November 8, 2004, Public Hearings conducted and voted upon as noted.

HEARING REVIEWS (November 8, 2004)

Fluffy Pups:

Mrs. Stromer: We purchased this in July and it is in an MI zone and used before as a residence but we want to turn it into a dog grooming shop. PB told us there was a minimum of 5000 feet. The building is about 972 sq/ft. We have one employee – me.

Mr. Smith: You plan no extensions to the building and only for dog grooming?

Mr. Stromer: No, and only grooming. We will not live there.

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

Mrs. Stromer: Several other business in the area are less than 5000 sq/ft.

Mr. Mattatall: You plan to have one grooming station and people will drop off and pick up?

Mrs. Stromer: Yes.

Mrs. Thompson: This is for kennels?

Mrs. Stromer: No, grooming only.

Mr. Smith: I think you have an old reference here.

Ms Guenste: It is Section 21. 249-27-21

Mr. Smith: This should be 5000 sq/ft to 900 sq/ft. 249-27- (c) 21.

Mr. Mattatall: Asked for further clarification for service to ‘humans’ but there is domestic animal section as well and will be taken into account.

Mrs. Thompson: What was there before?

Mrs. Stromer: A home.

Mr. Smith: They were here before for a deck in the Spring.

Mr. Smith: I Move to hold a Public Hearing for November 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 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.

Alan Gary Realty

Lorraine Potter for Lanc & Tully: Gary Gottley and Mr. Adamack. The site is on Varenberg Road (showed Rt 17 and Silverlake Scotchtown Road. You are familiar with the narrow site of 1.6 acres. We have been in front of the PB and don't meet variance requirements. Up-grade barn for gift shop/mercantile; wishes to put extension on front as vestibule entrance way and up-grade the barn. Also add 2 buildings just over 7000 sq/ft for mini warehousing on the site. Its an automated system and no one there at all times. Gates system and main office would oversee mini-warehouse.

Gary Gottley: We have drawings on what we hope to do with the barn and maintain integrity of barn type structure and want furniture – gift type of store in the facility with up stairs and down stairs while residing the barn completely and new roof. We will develop the rest of the property to make project feasible as a whole. Putting money into the barn would not justify the project. We love the look of it and take eye sore and make it something people will appreciate and storage on low lying area and not visible from neighboring roads, i.e. Silverlake Scotchtown or westbound Rt 17; only issue is east bound Rt 17 and when you are right on it. It is set down in a gully and we have pictures. (looked at photos with view of it).

Lorraine Potter: Variances are: to alleviate 50 ft buffer – in case of barn its pre-existing also up against the front area. for mini warehouse 50 ft buffer in here (map) about 32 from face of building to property. We are request the PB not pave this area (drawing) because site gravel base and continue and landscape around outer perimeter.

Mr. Smith: A lot of this can be covered at the Public Hearing.

Mr. Smith: Buffer from 50ft to 8 ft.

Garry Gottley: from 50 to 32ft.

Mr. Smith: Will that cover you?

Lorraine Potter: Can the drive be in the 50 foot buffer? You drive around the building. That would make up part of the 50 feet.

Mr. Smith: In the past it has not counted. Buffer is green and landscaped.

Lorraine Potter: Then we need 10 feet.

Mr. Smith: Is 10 feet enough?

Lorraine Potter: The barn is about 8 feet off.

Mr. Mattatall: We need to know exactly.

Lorraine Potter: I will have the surveyor give us the exact.

Mr. Smith: What about the silo pit?

Lorraine Potter: The roof of that is over...

Gary Gottley: Eliminate piece over the lot line.

Lorraine Potter: Will it be zero lot line with part over silo.

Gary Gottley: We can put a number on that of a foot or two from the property line.

Mr. Smith: The silo pit will be circular stair to upper level.

Gary Gottley: There is concrete pit – roof extends much past what we are going to utilize.

Mr. Adamack: We need 8 feet for the steps.

Mr. Smith: That is the buffer as opposed to the side yard. I want to be specific about the difference.

Lorraine Potter: There is a house across the street that is the old farm house. That is not part of this deal. The one thing going for us is edge to highway is all green. It is at least 60 feet from here (map).

Gary Gottley: There is natural buffer and wetland down here (map) so natural buffer as well.

Mr. Smith: I don't see the 2 feet.

Lorraine Potter: We propose put in sidewalk in front of building that is 2 feet from sidewalk to property line.

Mr. Smith: I want to treat this as existing building and what you are proposing.

Lorraine Potter: I want you to realize.... For mini storehouse we have not parking – no outside storage there. Parking is required to have 9 spaces; minimum is 20 and we are providing 20. It is one parcel.

Mr. Smith: Parking spaces from 4 to 0. On the barn piece under 2-A (your side yard) go from 50ft to 2 ft; barn is 50 to 5.4ft; side walk 50 to 2ft; on this buffer area: 50ft to 10ft; parking from 4 to 0 spaces; silo 50 to 2 feet. Now silo is overhang over Rt 17.

Lorraine Potter: Proposed entry way requires additional variance? It will be covered double door breezeway.

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

Mr. Smith: I Move to hold a Public Hearing on November 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 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 will also need to notify the State of your application and plans.

Lorraine Potter: I will.

Lewis Sign (Delfino Insulation)

Charlene DeNunzio, Lewis Sign: LED sign that shines over Rt 84. we have DOT permission but over aggregate figure. It is a 20,000 sq/ft building but 377 sq/ft of signage.

Mr. Smith: From 250ft to 377 sq/ft. Do you have photo of what the sign will look like.

C. DuNunzio: (pointed out photos).

Mr. Smith: That is what it will look like?

C. DeNunzio: Yes.

Mrs. Thompson: You will not be coming in for more after this?

C. DeNunzio: No. It looks like neon but now known as LED.

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Mackey

Sharon Crawford: My uncle owned this and my aunt owns it. It is owned by my cousin and my aunt: Sharon Crawford and Ms Mackey.

Mr. Smith: You want a variance as you missed the 6 month extension.

Sharon Crawford: It is HC out there.

Ms. Guenste: Is that near the bait shop?

Ms Mackey: It is across from that.

Mrs. Thompson: We need the soils from the perk test, please, not perk test.

Sharon Crawford: The person who did the perk test would have done that. She took 11 copies along with septic design went to the building department when we first did the application. A new septic design that he put with the soil tests on them. Everything was filed with the building department.

Mrs. Thompson: Tell Mr. Yanish we need soils by next week.

Sharon Crawford: Mr. Ptak did the last one.

Mr. Smith: Was it broken off in 1972. It was buy itself.

Ms Mackey: Lombardo owned it before.

Mr. Smith: We need soil types to proceed.

Sharon Crawford: Ptak did the perk tests.

Mr. Smith: You have perk but not soils (looked at the file).

Sharon Crawford: It must be on the plans, a drawing shows leech field and where it goes and I'll bring it in tomorrow.

Mr. Smith: The health department approved it. We do need the soils.

Ms Guenste: We need a map to show us where it exactly is, please.

Mr. Mattatall: You are on Gillan Road.

Sharon Crawford: It i an old road.

Mr. Mattatall: Put a marker on a tree or something so we can find it.

Mrs. Thompson: Does he have a mailbox - the neighbor.

Sharon Crawford: The Linsey person is on side and trailer park on the other. It is near Brown Road side.

Mrs. Thompson: Something we can find as a reference?

Mr. Mattatall: Is this on what?

Ms Mackey: If you go up Rt 17 you on Well Road and trailer park and it looks like a road.

Mr. Mattatall: The roads were redone.

Mr. Smith: It is referenced as Well Road. This is 249-26-D is the Section.

Mr. Smith: I Move to hold a Public Hearing on November 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 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: We put the notice in the paper, take that and send it to everyone on the list from the Tax Office. When you bring in the soil information give it to the Town Clerk and ask her to file it with the application.

Angelo Ferrante

Angelo Ferrante: Pre existing lot on Connors Street 50x100 and want a variance for size and set backs.

Mrs. Thompson: Is that almost to the lake?

Mr. Ferrante: No.

Ms Guenste: The shed is on yours?

Mr. Ferrante: No.

Mr. Smith: from .5 to .11 of an acre? In R-1.

Mr. Ferrante: Yes.

Mr. Smith: You have water and sewer?

Mr. Ferrante: Yes.

Mrs. Thompson: That is a big house at 32 x 24ft. How many bedrooms?

Mr. Ferrante: 3.

Mr. Smith: Who owns behind?

Mr. Ferrante: A town house comes down behind Wendy's. It is just a dead end.

Mr. Smith: The area from 12, 500 sq/ft to 5010 sq/ft; width from 80 to 50.1; 2 side yards from 30 to 22ft.; side yard from 15 to 10; rear yard from 70 ft to 25ft.

Mr. Smith: No chance of you speaking to anyone around you.

Mr. Ferrante: Like I said, its part of the town house thing.

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

Mr. Smith: I Move to hold a Public Hearing on November 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 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.

VUK Construction (not present)

Anthony Monaco (not present)

Fini

Mr. Smith: You are seeking to build house on Stage Road and minimum from 2 to 1 acres.

Applicant: Yes.

Mrs. Thompson: Neither of you are owner?

Nick Cuabba: It has been in her family since 1958 and got it in 1991. They deeded it to her from the family plot.

Mrs. Thompson: No development on Lands of Doran and Stony Ford Development?

Nick Curabba: Tthere are houses on Stage Road to Stony Ford Road (looked at drawings). It is all vacant land here (map) so this is Stony Ford here, vacant land here, houses here (map) and Irene's is here (map).

Mr. Smith: One thing I see is loam- moist and it has to be translated into our soil groups in the zoning. The best is to have engineer look at it and tell us what it is. I did not see it on the maps.

Mrs. Thompson: I see test pits.

Nick Curabba: It has soils but not as they relate to yours.

Mr. Smith: One language to another.

Mr. Smith: Why not go to Stony Ford Development and get another acre?

Joseph Fini: They would not sell me this, gravel bank. She would not sell me this, she needs frontage for 88 acres. She wants Stony Ford frontage to get to the 88 acres.

Mrs. Thompson: The milk truck has to go there every day.

Mr. Smith: This will have to be translated for us. We are going from minimum of 2 down even lower. So we need to know what this is.

Mr. Smith: Yard set back from 60ft to 55ft in the front.

Joseph Fini: The front porch is a structure so it went from 60 to 55ft and will move it back another 5 feet.

Mr. Smith: You only want lot size?

Joseph Fini: Yes.

Mrs. Thompson: Are you going to buy this property?

Joseph Fini: Yes if I get a building permit, I will.

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

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CONTINUANCE: (August 2004)

Padaya:

Applicant not present.

Mr. Smith: The application is considered null and void.

VOTE:In favor (aye):	5
Opposed (nay):	0
Abstain:	1

PUBLIC HEARINGS:

James Lecei: Request for a variance of 249-19-D (lot width) from 200ft to 150ft;
Property located at 502-508 Bart Bull Road (SEC 46 BL 1 LOT 46); Designated RA.

Mr. Lecei: I do not have my mailings.

Mrs. Thompson: The THR will send you a bill and it will not appear in the paper until you pay.

Mr. Lecei: The engineer called the last day before I had to do the mailings.

Mrs. Thompson: Is this the same variance you asked for a year ago?

Mr. Lecei: No, last time much bigger house and needed variance of 35 feet.

Mrs. Thompson: Variance is for house size only?

Mr. Lecei: Yes.

Mr. Lecei: I have soil type map for you (gave to P. Thompson).

Mr. Smith: The paper will notify you about the cost and when paid it will be published.

Mr. Smith: I Move to hold a Public Hearing for December 13, 2004 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Craig A. Zeman: Request for a variance of 249-22-D (side and front yard variance); Property located at 18 Willow Street (SEC 76 BL 2 LOT 2); Designated R-1.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The Public Hearing notice was read at 8:46 pm.

Mr. Smith: I Move to open the Public Hearing at 8:47 pm.

Mr. Smith: Please present your request.

Mr.Zeman: There are 2 variances for the side and front for an addition.

Mr. Smith: 6 ft and 14 feet at each end and 28 feet long and 18feet off the street line.

Mr. Mattatall: Your street line is not your lawn.

Mr. Zeman: Yes.

Mr. Smith: What will it look like actually.

Mr. Zeman: (presented his renderings) it is not quite marked which is the addition, but addition is front facing the road and the view from lower side of my road (looked at drawings/photos).

Mrs. Thompson: Is this where the car when I went by?

Mr. Zeman: Do you have the original property survey – I'll show you on that. This is existing (map) and off the patio (map).

Mrs. Thompson: Yes.

Mr. Zeman: This is for my motorcycle.

Mrs. Thompson: How get boat out?

Mr. Zeman: Just pull it out of there.

Mr. Smith: Regarding elevation, what is this type of roof.

Mr. Zeman: I have some roof plans and regular pitch. This is the addition, ridge and peak (map)

Mr. Smith: Gable end?

Mr. Zeman: Yes on the end.

Mrs. Thompson: Can we have copy of drawing? (yes).

Mr. Zeman: Original wood shake.

Mr. Smith: Any questions from the Public?

Bryan Chucko, 142 Ridgewood Avenue: It did not come certified. Does he have plans for house I can see will builder do it or himself?

Mr. Zeman: I will have builder do it.

Bryan Chucko: Will you improve other area?

Mr. Zeman; New siding on new. Existing siding is fine.

Brian Chucko: I disagree, shingles falling apart. Will it face my property.

Mr. Zeman: Adding on to where I have my original. Your property is here (map)

Brian Chucko: I disagree with it he does not keep anything clean in his yard but if not infringe with my property and we have problem with noise and if

Mr. Zeman: 2 things: he is upset because the police was called and is not affecting him.

Brian Chucko: I want to be sure it is done right.

Mr. Smith: He has to abide by building code and looks like he is going to clean things up.

Mrs. Thompson: I was not impressed with current condition.

Brian Chucko: As long as he is off property line, we already have problem with noise.

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

Mr. Smith: Any questions from the Board?

Mrs. Thompson: It will be an improvement if done right.

Mr. Smith: We can't enforce that. We can speak with the building inspector.

Mr. Zeman; I am getting a new roof and the siding needs painting and part added on needs repair and why we are adding on.

Mr. Smith: He did certified mailing.

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

Mr. Smith: I move to close the Public Hearing at 8:57 pm; Seconded; All in favor; Motion carried.

Mr. Smith: I Move to grant the following variances of 249-22-D 1) front 35ft to 18ft; 2) side 15 to 14ft; Seconded.

DISCUSSION: (None)

VOTE: In favor (aye): 5

Opposed (nay): 0
Abstain: 1

DECISION:

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

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.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The
Public Hearing Notice was read at 8:59 pm.

Mr. Smith: I Move to Open the Public hearing at 9:00 pm.

Ms Spence: I have the plans for my home and photo so you can see.

Mr. Smith: You want to put on a porch. There was specific reason?

Ms Spence: Not enough space from side and front to the porch.

Mr. Smith: I just want porch on it.

Ms. Smith: 14x7 ft across the front. It will be covered.

Mrs. Thompson: Can we keep these?

Ms Spence: Yes.

Mrs. Thompson: Is there another house back there?

Ms Spence: Yes. The number is on the house.

Mrs. Thompson: Behind the woods?

Ms Spence: Mailbox with dog on it. He giving me estimates: install front porch; remove front
steps 7 x 15ft with roof; tong and groove; colonial spindles on front; ¾” plywood; felt flashing,
weather shield; lattice around bottom; vinyl soffit; paint it with 2 coats of paint.

Mr. Smith: It will not have any adverse affects and enhance your property.

Mrs. Thompson: It is nice.

Mr. Smith: I Move to close the Public Hearing at

Mr. Smith: I move to grant the following variance of 249-22-D: 1) front yard from 35 ft to
22.6ft; 2) side yard 15 to 14.55ft; to permit addition of front porch; Seconded.

DISCUSSION: (None)

VOTE: In favor (aye): 6
Opposed (nay): 0

DECISION:

Mr. Smith: The variances are granted, please see the building department. Work must commence in 6 months.

Lorraine and Demetrios Mouzakitis: Request for a variance of 249-20-D (rear yard setback); 1) rear yard from 50ft to 12ft; 2) 2 side yards 40 to 39ft; Property located at 27 Amy Lane (SEC 35 BL 4 LOT 15); Designated R-2.

Mrs. Thompson: The mailings were reviewed by the Board and filed by the Secretary. The Public Hearing was read at 9:06 pm.

Mr. Smith: I Move to open the Public Hearing at 9:07pm.

Ms Mouzakitis: build deck around pool because when installed 3 years ago had excavator to level it off. Rocks taken out as deep as 6 feet. The pool is in the middle (pictures). The deck starts from here (drawing) and you see big ditch; cover the ditch so kids don't slide in it.

Mr. Smith: Apparently that is in the back.

Ms Mouzakitis: This is one problem with this.

Mr. Smith: You submitted this originally and we need to know where it is and what the off sets are. Our concern is from under deck to the line is 15ft; from back to line is 12ft.

Ms Mouzakitis: From front to pool is 24 feet.

Mr. Smith: 1) Rear from 50ft to 12; 2) 2 side yards from 40ft to 39ft.

Mrs. Thompson: There is a situation behind them.

Ms Guenste: Did you build on either side the deck – part of the deck is built.

Ms Mouzakitis: We had dispute with contractor and came here. He told us we did not need a permit because its free standing.

Mr. Smith: Simply call the Town Hall.

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

Mr. Smith: Any questions from the Board?

Mrs. Thompson: We thought it was started with out the variance but now we understand.

Mr. Smith: I Move to close the Public Hearing at 9:14 pm.

Mr. Smith: I Move to grant the following variance of 249-20-D: 1) rear yard from 50ft to 12ft; 2) 2 side yards 40 to 39ft; Seconded.

DISCUSSION:

Mr. Smith: I don't see this affecting the environment in any major way. No undesirable change to the neighborhood and benefit can't be achieved through any other means. Enhancing the property.

VOTE: In favor (aye): 6
Opposed (nay): 0

DECISION:

Mr. Smith: The variances are granted please see the Building Department. If you are going to have electric going to it, you will need to have an inspection for proper installation – just make sure everything is done correctly.

CORRESPONDENCE:

Debra Beamesdorfer:

Mr. Smith: The applicant received extension 4/2004 for variance granted 10/2002 at which 5ft high no-climb high horse fence, 2 accessory building, indoor riding arena and horse barn at 130 Shaw Road. It expires on or about October 20th and they have requested an extension to April 2005. The CO was granted in 2003 and it is in the final phase for the indoor riding rink and anticipate a new CO shortly.

J. Smith: Moved to grant 6 month extension; Seconded; All in favor; Motion carried.

NEW BUSINESS:

Karan Garewal and Jaison Joseph:

Mr. Smith: Have they done the mailings?

Andrea Bryce: No.

Mrs. Thompson: They did call them to tell them they got the hearing date.

Andrea Bryce: I left them the message and took off work to be here.

Mrs. Thompson: I don't think they listen to their messages as the THR called them about paying for the ad.

Andrea Bryce: I am trying to close. I just can't close.

Mr. Smith: You may wish to seek legal assistance.

Andrea Bryce: I am basically doing all the foot work.

Mr. Smith: You can tell him you were here and they did not show up for the hearing. You will have to go through him to deal with them. It is their application. They have to send out the mailings in the correct amount of time. You are not on the application and they own the house.

Ms Raffo: They have to pay the paper before its published.

Mrs. Thompson: It was advertised for tonight but not published because they did not pay for it.

Andrea Bryce: I will call them in the morning.

Mrs. Thompson: Can he reapply and start over again. There is another application fee.

Mr. Smith: If he starts next month the hearing is December and look at next year realistically.

Andrea Bryce: The loan will be expired again.

Mrs. Thompson: Have you put money down?

Andrea Bryce: Yes, \$1200, just trying to do it civil without complications.

Mrs. Thompson: He has to file new application and pay for 2nd publish in the THR

MEETING CLOSE:

Mr. Smith: There being no further items to be presented, I Move to close the Public Hearing at 9:24 pm; Seconded; All in favor; Motion carried.

TOWN OF WALLKILL ZONING BOARD OF APPEALS
DECISION SHEET
OCTOBER 18, 2004

- Padaya: Not present.
- James Lecei: Request for a variance of 249-19-D (lot width) from 200ft to 150ft; Property located at 502-508 Bart Bull Road (SEC 46 BL 1 LOT 46); Designated RA.

Applicant to re apply for hearing December 2004.
- 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.

DECISION: Variances 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.

DECISION: Variances granted.
- Lorraine and Demetrios Mouzakitis: Request for a variance of 249-20-D (rear yard setback);
Property located at 27 Amy Lane
(SEC 35 BL 4 LOT 15); Designated R-2.

DECISION: Variances granted.
- 6 Month Extension:
- Debra Beamesdorfer: Extension of variances granted 4/2004: 5ft high no-climb high horse fence, 2 accessory building, indoor riding arena and horse barn; Property located at 130 Shaw Road.
Extension to April 2005.

EXTENSION: Granted.