

September 13, 2010

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TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
SEPTEMBER 13, 2010

MEMBERS PRESENT: MICHAEL KANE, CHAIRMAN
FRANCIS BEDETTI, JR.
JAMES DITTBRENNER
RICHARD HAMEL

ALSO PRESENT: ANDREW KRIEGER, ESQ.
ZONING BOARD ATTORNEY

NICOLE JULIAN
ZONING BOARD SECRETARY

ABSENT: PAT TORPEY

REGULAR_MEETING

PRELIMINARY_MEETINGS:

DOUGLAS_&_DIANE_BROWN_(10-23)

LEE_BENTON_(10-22)

Due to a mechanical problem with the
stenographer's machine, the above-mentioned preliminary
hearings were heard before the board but not recorded.

PUBLIC HEARINGS:

ROBERT_DETRICK_(10-21)

MR. KANE: First public hearing is on Robert Detrick requesting a variance for an existing shed that does not meet minimum 10 foot rear yard setback. A variance of 8 foot is required at 204 Dairy Lane in a CL zone.

Mr. Robert Detrick appeared before the board for this proposal.

MR. KANE: At this point I will ask if there is anybody here for this public hearing? Let the record show that there is nobody in the audience at this point. State your name and address, speak loud enough for this young lady over there to hear you. Tell us exactly what you want to do.

MR. DETRICK: Robert Detrick, 204 Dairy Lane, New Windsor, New York 12553. I have an existing shed in my back yard and it does not meet the 10 foot setback in only one direction and it only has two feet where it is now so I need an eight foot variance.

MR. KANE: Create any water hazards or runoffs in the building of the shed?

MR. DETRICK: No.

MR. KANE: Cut down any tress or substantial vegetation?

MR. DETRICK: No.

MR. KANE: Any easements running through the area where the shed is located?

MR. DETRICK: None.

MR. KANE: The shed itself similar in size and nature to other sheds in your neighborhood?

MR. DETRICK: Yes, it is.

MR. KANE: Any complaints formally or informally about the shed?

MR. DETRICK: None.

MR. KANE: It is possible to move the shed at this point?

MR. DETRICK: It would probably create a water drainage issue. It would also be very difficult, can you tell, because of the tree that's in front of it. The back yard is fairly small so--

MR. KANE: And you have a pretty much an odd-shaped lot.

MR. DETRICK: Yes, sir, pushing it farther to the, I don't know, sir, which direction it is, I think it's west would just make it closer to that lot line as well. So it's set back, the problem is only in the back lot line.

MR. KANE: Further questions from the board?

MR. DITTBRENNER: Does the shed currently sit at the rear of the property, is it elevated there if it had to be relocated?

MR. DETRICK: Yes, it's slightly elevated, if you look at the picture in the lower left you can see that left-hand side of the shed which is considered the front towards the front of the property there is a little bit of a down slope and my property goes from back to front, it slopes forward, excuse me, slopes

down.

MR. DITTBRENNER: Okay.

MR. KANE: Any other questions? At this point, I'll open it to the public, ask once again if there's anybody here for this public hearing? Seeing as there's not, we'll close the public portion of the meeting and ask Nicole how many mailings we had.

MS. JULIAN: On the 24th day of August, 2010, I mailed out 66 addressed envelopes with no written response.

MR. KANE: Any further questions gentlemen? If not, I'll accept a motion.

MR. DITTBRENNER: I move that we approve the application of Robert Detrick's request for a variance for an existing shed that does not meet minimum 10 foot rear yard setback. A variance of eight feet is required at 204 Dairy Lane in a CL zone.

MR. BEDETTI: I'll second it.

ROLL CALL

MR. BEDETTI	AYE
MR. DITTBRENNER	AYE
MR. HAMEL	AYE
MR. KANE	AYE

FORMAL DECISIONS:

1. LOUIS LUPINACCI

MR. KANE: We have one formal decision this evening. I'll accept a motion on it.

MR. DITTBRENNER: I'll make a motion that we approve the formal decision of Louis Lupinacci as presented.

MR. BEDETTI: I'll second it.

ROLL CALL

MR. BEDETTI	AYE
MR. DITTBRENNER	AYE
MR. HAMEL	AYE
MR. KANE	AYE

MR. KANE: Motion to adjourn?

MR. DITTBRENNER: So moved.

MR. BEDETTI: Second it.

ROLL CALL

MR. BEDETTI	AYE
MR. DITTBRENNER	AYE
MR. HAMEL	AYE

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MR. KANE

AYE

Respectfully Submitted By:

Frances Roth
Stenographer

