

ZONING BOARD OF APPEALS – MINUTES OF MEETING

Wednesday, July 26, 2017, 7:00 p.m.

A tape of the proceedings is available at the ZBA office

The meeting of the Pleasant Valley Zoning Board of Appeals was held on July 26, 2017, at 7:00 p.m. at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, NY.

Chairman: John J. Dunn

Board Members present: Charles Forzano
Tim Gerstner
Stephen Kish
Robert Maucher
Sharon Wilhelm

Board Members absent: Kathy Myers
Michael Schroeder

Staff: Sonia James, Secretary

Chairman Dunn called the meeting to order at 7:04 p.m. and explained the procedure: all testimony will be taken under oath or affirmation; once applicants have presented their cases, the Board will hear comments from the public, after which the public portion of the hearing will be closed and any additional appeals will be heard; after all appeals have been heard, the Board will discuss and vote on each one.

A motion to approve the minutes of the May 24, 2017 meeting was made by Mr. Gerstner, seconded by Mr. Dunn, and approved 6-0.

Appeal #1017: Michael Jones and Connie Delia Jones – Side Yard and Rear Yard Variances for an existing garage – Continuation of the April 26, 2017 Public Hearing

Mr. Jones informed the Board that he had a survey done, a copy of which he presented to the Board. He stated that he was seeking a 6' rear yard setback variance and, because the fence erected by his neighbors to the left of his garage was right on the property line, he was also requesting a 14' 6" left side yard variance.

Since no one from the audience wished to speak, the public portion of the hearing was closed.

Appeal #1020: Anthony Antenucci – 104 Forest Valley Road – Area Variance for a fence

Chairman Dunn presented proof of the following:

1. the Affidavit of Publication in the Poughkeepsie Journal
2. a list of adjacent land owners to whom certified letters were mailed
3. a memo regarding the appeal from Michael White, Zoning Administrator

Mr. Antenucci was sworn in and told the Board that he had recently sold the property to Anthony and Lauren Vuocolo, who were sworn in and provided the Board with a copy of the deed as proof of their ownership. Therefore, Appeal #1020 was transferred to the new owners.

Mr. Antenucci informed that Board that the fence, which replaced 8 large blue spruces that had to be removed, was needed for privacy and as a sound barrier. Chairman Dunn then added that since the fence was far enough from the road, only the height variance of 4' 5.83" was required.

There being no questions from the audience, the public portion of the meeting was closed.

Discussions/Decisions

Appeal #1017

After the Board discussed the appeal, a resolution in favor of granting the 6' rear yard variance and the 14' 6" side yard variance was read by Chairman Dunn. The motion to approve was made by Mr. Dunn, seconded by Mr. Kish, and approved 6-0.

Appeal #1020

After Board discussion, a resolution in favor of granting a 4' 5.83" height variance was read by Chairman Dunn. The motion to approve was made by Mrs. Wilhelm, seconded by Mr. Maucher, and approved 6-0.


A motion made by Mr. Kish to close the meeting at 7:56 was seconded by Mr. Gerstner and approved 6-0.

Approved by:



John J. Dunn
Chairman/ZBA

Date:



8/18/17