

**\*\*AGENDA\*\***  
**TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING**  
**July 6, 2017**  
**7:00 pm**

Review minutes of May 4, 2017

**PUBLIC HEARING:**

- 1. Roy Barticciotto** – addition to second floor of pre-existing non-conforming house.  
34 Main Street  
Area Variance – side yard – required 20’ – existing 1.8’ – variance needed 18.2’  
Area Variance – side yard – required 20’ – existing 11.7’- variance needed 8.3’  
Grid # 6758-02-800677  
Zone: PH<sup>2</sup>
  
- 2. Roy Barticciotto** - addition to rear of pre-existing non-conforming house.  
36 Main Street  
Area Variance – side yard – required 20’ - existing .3’ – variance needed 19.7’  
Grid # 6758-02-801673  
Zone: PH<sup>2</sup>
  
- 3. Antonio Lopez Jr.** – existing 12’ x 22’ shed  
150 Lime Ridge Road  
Area Variance – side yard – existing 6” – required 20’ – variance needed 19’ 6”  
Grid # 6758 -13-109326  
Zone: R-45
  
- 4. John Gabriel & Tim Lynch** – existing 11’ x 11’ accessory structure  
144 Lookout Pass  
Area Variance – 155-26A(1)(c) shall be located no closer to the street  
than the front of the principal structure.  
Grid # 6756-01-265973  
Zone: R-135

**5. Richard & April Wagner** – existing detached garage, proposed front porch & side addition  
30 Rugar Road  
*existing detached garage* – Area Variance – front yard – existing 31.75’ – required 75’ -  
variance needed 43.25’  
*proposed front porch* – Area Variance – front yard – proposed 32’ – required 75’ –  
variance needed 43’  
*proposed addition with handicap ramp* – Area Variance – front yard – proposed 41’ -  
required 75’ – variance needed 34’  
Area Variance – side yard – proposed 28.5’ - required 30’ – variance needed 1.5’  
Grid # 6660-00-320045  
Zone: R-90

**6. Joseph & Linda Valdina** –proposed rear deck  
50 Bryant Street  
Area Variance – rear yard – proposed 12’ - required 35’ – variance needed 23’  
Area Variance – side yard left – proposed 0’ – required 20’ – variance needed 20’  
Area Variance – side yard right – proposed 12’ - required 20’ – variance needed 8’  
Area Variance – lot coverage – proposed 61% - permitted 15% max – variance needed 46%  
Grid # 6758-01-319850  
Zone: R-45

**7. Robert DeSena** – proposed detached garage 30’ x 40’  
30 Mayfair Road  
Area Variance – side yard left – proposed 3’ – required 20’ – variance needed 17’  
Area Variance – 155-26A(1)(d)[1] shall not exceed 25% of the principal structure  
in bulk – proposed 1,200. sq. ft.(38.4%) – permitted 782 sq. ft. (25%) – variance needed  
418 sq. ft. (13.4%)  
Grid # 6859-00-228400  
Zone: R-45

**8. Steven Anewalt** – existing shed  
375 S. Greenhaven Road  
Area Variance – 155-26A(1)(c) shall be located no closer to the street  
than the front of the principal structure.  
Grid # 6657-04-979046  
Zone: R-135

**9. Theresa Orsino** – proposed rear deck  
36 Tibbett Way  
Area Variance – side yard left – proposed 18’ – required 20’ – variance needed 2’  
Area Variance – rear yard – proposed 19.2’ – required 35’ - variance needed 15.8’  
Area Variance – lot coverage – proposed 32% - permitted 15% max – variance needed 17%  
Grid # 6758-01-324894  
Zone: R-45