AGENDA as of November 14, 2016

Town of Wappinger Zoning Board of Appeals Town Hall
MEETING DATE: November 15, 2016 20 Middlebush Road
TIME: 7:00 PM Wappinger Falls, NY

Acceptance of the Minutes from October 25, 2016

Adjourned Public Hearing:

Appeal No. 16-7588 (Variance)
Catherine Pendzuk: Seeking an area variance Section 240-37 and 240-30 of District Regulations in an R40 Zoning District.
-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District., the applicant is requesting a variance to allow three sheds to remain (two have Shed Amnesty- 8’x12’ & 10’x20’) and for the construction of a 12’ x 30’ carport to enable homeowner to store items in yard, thus requesting a variance to allow three sheds.
-Where Outdoor storage of 1 auto trailer or 1 unoccupied recreation vehicle or 1 boat or 1 other single vehicle owned by the residents of the premises, provided that such trailer, boat or other single vehicle is effectively screened from adjoining properties. Such storage area shall comply with all minimum yard setback requirements for buildings for buildings, but in no case shall it be permitted in the front yard, the applicant is requesting a variance to allow three trailer/campers to remain.
The property is located at 20 Valley Road and is identified as Tax Grid No. 6258-02-936733 in the Town of Wappinger.

Public Hearing:

Appeal No. 16-7594 (Variance)
-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant is proposing a 18’ x 40’ (720 sf.) storage building, thus requesting a variance of 120 square feet.
The property is located at 26 Birchwood Drive and is identified as Tax Grid No. 6256-02-883774 in the Town of Wappinger.

Appeal No. 16-7599 (Variance)
Ilene Sommer: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.
-Where 50 feet to the rear property line is required, the applicant can only provide 34 feet for a new 25’ x 20’ rear deck to the rear property line, thus requesting a variance of 16 feet.
Where 50 feet to the rear property line is required, the applicant can only provide 40 feet to the rear yard for a proposed 18’ x 20’ screened in porch, thus requesting a variance of 10 feet.
The property is located at 220 Cedar Hill Road and is identified as Tax Grid No. 6257-03-329144 in the Town of Wappinger.
Appeal No. 16-7600 (Variance)
Michael Spidalieri: Seeking an area variance Sections 240-37 of District Regulations in an R-80 Zoning District.
-Where 25 feet to the side yard property line is required, the applicant can only provide 17 feet for the alteration of a 2 story addition and porch, thus requesting a variance of 8 feet.
-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant is proposing a 26' x 30' (780 sf.) 2 car garage, thus requesting a variance of 180 square feet.
The property is located at 43-51 Osborne Hill Road and is identified as Tax Grid No. 6156-02-658941 in the Town of Wappinger.

Discussion:

Appeal No. 16-7601 (Variance)
Steven & Jennifer Monaco: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.
-Where 40 feet to the rear yard property line is required, the applicant can only provide 15 feet for the construction of a 4' x 26.5' deck, thus requesting a variance of 25 feet.
The property is located at 64 Kent Road and is identified as Tax Grid No. 6258-03-493027 in the Town of Wappinger.

Appeal No. 16-7602 (Variance)
Toll Brothers, Inc. (Lot 129): Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.
-Where 30 feet to the front yard property line is required, the applicant can only provide 28.96 feet for the construction of a new single family residence (1949 sf.), 2 bedrooms, family room, dining room, study, 2 baths, unfinished basement, 2 car attached garage, central air, rear open deck (144 sf.), front covered porch (40 sf.), thus requesting a variance of 1.04 feet.
The property is located at 27 Farmington Road and is identified as Tax Grid No. 6257-02-708803 in the Town of Wappinger.

Appeal No. 16-7598 (Use Variance)
33 Middlebush Road: Seeking use variance Section 240-37 of District Regulations in an R20/40 Zoning District.
The applicant intends to utilize the existing 4,400 sf. commercial structure as a contractor’s storage facility with accessory offices on 1.75 acres in a Residential Zoning District. The applicant intends to combine the two lots into one to extinguish the property line between parcels. The property was originally purchased with the building on it to renovate and use as a church. The building has been in existence since the 1950s.
The property is located at 33 Middlebush Road and is identified as Tax Grid Nos. 6157-01-414840 (.88 acres) and 6157-01-396837 (.87 acres) in the Town of Wappinger.

Appeal No. 16-7604 (Variance)
Jay & Susan Feller: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.
-Where 20 feet to the side yard property line is required, the applicant can only provide 11.7 feet for the construction of a 12 feet wide carport, thus requesting a variance of 8.3 feet.
The property is located at 127 New Hackensack Road and is identified as Tax Grid No. 6158-02-822774 in the Town of Wappinger.
New and Old Business:

2017 Schedule