MEETING CANCELLED DUE TO INCLEMENT WEATHER

Town of Wappinger Zoning Board of Appeals
Town Hall
MEETING DATE: January 24, 2017
20 Middlebush Road
TIME: 7:00 PM
Wappinger Falls, NY

Acceptance of the Minutes from January 10, 2017

Public Hearing:

Appeal No. 17-7606 (Variance)
Jamie Bulson & Kim Ortega:
2 Middlebush Road: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.
-Where 50 feet to the rear yard property line is required, the applicant can only provide 5 feet for a garage, thus requesting a variance of 45 feet.
-Where 25 feet to the side yard property line is required, the applicant can only provide 5 feet for a 24’ x 24’ garage, thus requesting a variance of 20 feet.
-Where 10 feet to the rear property line is required, the applicant can only provide 3 feet for a shed, thus requesting a variance of 7 feet.
-Where 75 feet to the front yard property line is required, the applicant can only provide 5 feet for a shed, thus requesting a variance of 70 feet.
The property is located at 2 Middlebush Road and is identified as Tax Grid No. 6157-01-242792 in the Town of Wappinger.

Appeal No. 17-7607 (Variance)
Jose Matute & Carmy Guangalli: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.
-Where 75 feet to the front yard property line is required on a state or county road, the applicant can only provide 64 feet for the construction of a new single family residence, thus requesting a variance of 11 feet.
The property is located at 375 Old Hopewell Road and is identified as Tax Grid No. 6257-04-559400 in the Town of Wappinger.

Appeal No. 17-7608 (Variance)
Christopher Antal: 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 8 feet to replace existing stairs, wrap around deck and install shower downstairs, thus requesting a variance of 12 feet.
Where **35 feet** from the front yard property line is required, the applicant can only provide **30.2 feet** to replace existing stairs, wrap around deck and install shower downstairs, thus requesting a variance of **4.8 feet**.
The property is located at **10 Marlorville Road** and is identified as **Tax Grid No. 6157-01-091682** in the Town of Wappinger.

**Discussion:**

**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 6,766 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.