

AGENDA as of July 19, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: July 25, 2017
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from July 11, 2017

Discussion:

Appeal No. 17-7609 (Variance)

Smart Subdivision – Seeking an area variance Section 240-20B of District Regulations in an R40 Zoning District.

-Where **50 feet** is required for the length of a flag lot driveway, the applicant can only provide **25 feet** at the narrowest point, thus requesting a variance of **25 feet**.

The property is on 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor)

Appeal No. 17-7622 (Variance)

Rebecca & George Piazza: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **25 feet** to the side yard property line is required, the applicant can only provide **9 feet** for the construction of an additional **10'x 11'** deck (next to an existing pool and deck), thus requesting a variance of **16 feet**.

The property is located at **5 Schuele Drive** and is identified as **Tax Grid No. 6258-02-800676** in the Town of Wappinger.

Appeal No. 17-7623 (Variance)

Sharon Ann Hundley & Matthew Carpenter: Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can only provide **16' 8"** for an existing above ground pool, thus requesting a variance of **23' 2" feet**.

-Where a shed has been placed on the adjoining property owned by the applicant without a primary use, the applicant is requesting a variance to allow the shed to remain. An accessory use may not be placed on a parcel that does not have a primary use.

The property is located at **15 Thorn Acres Drive** and is identified as **Tax Grid No. 6056-03-223388** (pool/central air) and **6056-03-228402** (existing 12' x 24' shed no electric) in the Town of Wappinger.

Appeal No. 17-7619 (Variance)

Gloria Quezada: Seeking an area variance Section 240-37 of the District Regulations in an HM Zoning District.

-Where **12 feet** to the side yard property line is required, the applicant can only provide **7 feet** to allow for an existing dwelling to remain and be altered, thus requesting a variance of **5 feet**.

The property is located at **120 New Hamburg Road** and is identified as **Tax Grid No. 6157-01-005621** in the Town of Wappinger.