AGENDA as of August 25, 2017

Town of Wappinger Zoning Board of Appeals Town Hall
MEETING DATE: September 12, 2017 20 Middlebush Road
TIME: 7:00 PM Wappinger Falls, NY

Acceptance of the Minutes from August 22, 2017

Public Hearing:

**Appeal No. 17-7625 (Variance)**

**Myers Corners Landing Subdivision** – Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.
- Where **20,000 square feet** is required for a lot in a subdivision, the applicant can only provide **13,409.8 square feet**, thus requesting a variance of **6,590.2 square feet**.
- Where **75 feet** is required for a lot in a front yard setback on a State or County road, the applicant can only provide **18 feet**, thus requesting a variance of **57 feet**.

The property is located on **Myers Corners Road** and is identified as **Tax Grid No. 6157-02-899988 (0.26 acres)** in the Town of Wappinger. (Povall)

**Appeal No. 17-7626 (Variance)**

**John & Sharon Fusaro** – Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.
- Where **20 feet** to the side yard property line is required, the applicant can only provide **13.4 feet** to construct an addition, thus requesting a variance of **6.6 feet**.

The property is located at **25 Sucich Place** and is identified as **Tax Grid No. 6157-02-820590** in the Town of Wappinger.

**Appeal No. 17-7627 (Variance)**

**Donald & Mary Langley** – Seeking an area variance Section 240-30B of the District Regulations in an R40 Zoning District.
- 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 **24’ x 30’ (720 sf.)**, thus requesting a variance of **120 square feet**.

The property is located at **118 Rosewood Drive** and is identified as **Tax Grid No. 6256-02-519980** in the Town of Wappinger.
Discussion:

**Appeal No. 17-7629 (Variance)**
**Grace Bible Church** – Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.
- Where **75 feet** is required to the front yard property line on a State or County road, the applicant can only provide **39.4 feet** for the construction of a 924 sf. building expansion and a 720 sf. portico to the existing church, thus requesting a variance **35.6 feet**.
The property is located at **158 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-393242** in the Town of Wappinger.

**Appeal No. 17-7628 (Variance)**
**Guardian Self-Storage Units** – Seeking an area variance Section 240-37 of the District Regulations in an HB Zoning District.
- Where **75 feet** is required to the front yard property line on State or County road, the applicant can only provide **18 feet** to allow for two additions to an existing building, thus requesting a variance of **57 feet**.
- Where **25 percent** of a building coverage is required, the applicant can provide **36.7 percent** to combine two lots with additions to an existing building, thus requesting a variance of **11.7 percent**.
The property is located at **1084 Route 9** and is identified as **Tax Grid No. 6156-02-753949** in the Town of Wappinger.

**Appeal No. 17-7630 (Variance)**
**James & Pamela Siegel** – Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.
- Where **6 feet** to the side yard property line is required, the applicant can provide **3 feet** for an existing 8’ x 10’ shed, thus requesting a variance of **3 feet**.
- Where **10 feet** to the rear yard property line is required, the applicant can provide **3 feet** for an existing 8’ x 10’ shed, thus requesting a variance of **7 feet**.
The property is located at **16 Barbara Lane** and is identified as **Tax Grid No. 6156-02-546846** in the Town of Wappinger.