AGENDA as of September 14, 2017

Town of Wappinger Zoning Board of Appeals
Town Hall
MEETING DATE: September 26, 2017
20 Middlebush Road
TIME: 7:00 PM
Wappinger Falls, NY

Acceptance of the Minutes from September 12, 2017

Public Hearing:

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.
-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.
-Where no more than two accessory structures shall be permitted in any 1-Family Residence District, the applicant is proposing 4 accessory structures to remain. There are 3 existing sheds and with the addition of a new 720 sf. garage, the total will be 4 accessory structures on one parcel.
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. 17-7630 (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.

Discussion:

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)