AGENDA as of November 6, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: November 14, 2017
TIME: 7:00 PM
Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from October 24, 2017

Discussion:

Appeal No. 17-7632 (Variance)
Robert Fulton: 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 28’ x 32’ (896 sf.), thus requesting a variance of 296 square feet.
The property is located at 69 Ketchamtown Road and is identified as Tax Grid No. 6157-03-198403 in the Town of Wappinger.

Appeal No. 17-7633 (Variance)
-Where 25 feet to the side yard property line is required, the applicant can only provide 12.3 feet for a 9’ x 11’ garage, thus requesting a variance of 12.7 feet.
-Where 10 feet to the rear yard property line is required, the applicant can only provide 0.3 feet for an existing shed, thus requesting a variance of 9.7 feet.
The property is located at 14 Cameli Drive and is identified as Tax Grid No. 6157-01-434794 in the Town of Wappinger.

Appeal No. 16-7605 (Variance)
Matthew Doran: Seeking an area variance Section 240-30B of the District Regulations in an R20 Zoning District.
-Where 25 feet to the side yard property line is required, the applicant can only provide 4 feet for a 24’ x 30’ carport, thus requesting a variance of 21 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.) carport, thus requesting a variance of 120 square feet.
The property is located at 19 MacFarlane Road and is identified as Tax Grid No. 6157-04-684305 in the Town of Wappinger.
Appeal No. 17-7634 (Variance)
- Where 50 feet to the rear yard property line is required, the applicant can only provide 41 feet for a 4'8" x 9'5" addition, thus requesting a variance of 9 feet.
- Where 75 feet to the rear yard property line is required, the applicant can only provide 34 feet for an addition, thus requesting a variance of 41 feet.
The property is located at 113 Osborne Hill Road and is identified as Tax Grid No. 6156-02-581758 in the Town of Wappinger.

New & Old Business:

Appeal No. 17-7615 (Variance)
Old Hopewell Commons: Seeking an area variance Section 240-37 of the District Regulations in an HB Zoning District.
- Where a minimum of 2 acres is required in an HB Zoning District, the applicant can only provide 0.74 acres for the realignment of Sgt. Palmateer Way and Old Hopewell Road, thus requesting a variance of 1.26 acres.
The property is located at the corner of Sgt. Palmateer Way and Old Hopewell Road and is identified as Tax Grid No. 6157-02-542585 in the Town of Wappinger.