AGENDA as of November 21, 2017

Town of Wappinger Zoning Board of Appeals

MEETING DATE: November 28, 2017
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from November 14, 2017

Public Hearing:

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 addition, 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 front 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.

Discussion:

Appeal No. 17-7635 (Variance)
Virginia Wentink: – Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.
-Where 25 feet to the rear yard property line is required, the applicant can only provide 19 feet for a 12’ x 26’ addition to be used as master bedroom and bathroom, thus requesting a variance of 6 feet.
The property is located at 6 Fieldstone Boulevard and is identified as Tax Grid No. 6257-10-256670 in the Town of Wappinger.

New & Old Business:

Dutchess County Lead Agency