

AGENDA as of August 9, 2018

Town of Wappinger Zoning Board of Appeals
MEETING DATE: August 14, 2018
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from July 24, 2018

Public Hearing:

Appeal No. 18-7649 (Area Variance)

Anthony & Angela Ferreira: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property is required, the applicant can only provide **20 feet** for the installation of an above ground 30' round pool, thus requesting a variance of **20 feet**.

The property is located at **26 Carroll Drive** and is identified as **Tax Grid No. 6257-02-905503** in the Town of Wappinger.

Appeal No. 18-7650 (Area Variance)

Joseph McGarry: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **35 feet** to the front yard property is required, the applicant can only provide **25' 4" feet** for the installation of a 6' x 9' porch, thus requesting a variance of **9' 6" feet**.

The property is located at **15 Pattie Place** and is identified as **Tax Grid No. 6158-04-866043** in the Town of Wappinger.

Appeal No. 18-7651 (Area Variance)

James & Patricia Chappas: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard (left) property is required, the applicant can only provide **19 feet** for the construction of a 12' x 16' dining room, thus requesting a variance of **1 foot**.

-Where **20 feet** to the side yard (right) property is required, the applicant can only provide **15 feet** for the construction of an 18' x 36' bedroom, thus requesting a variance of **5 feet**.

The property is located at **47 Carroll Drive** and is identified as **Tax Grid No. 6257-04-817449** in the Town of Wappinger.

Discussion:

Appeal No. 18-7652 (Area Variance)

Toll Brothers Town Homes: Seeking an area variance Section 240-37 of District Regulations in an R-MF5 Zoning District.

-Where **75 feet** to a county road is required, the applicant can only provide **55 feet** for the construction of town homes, thus requesting a variance of **20 feet**.

The property is located at **41 Stratford Lane** and is identified as **Tax Grid No. 6257-02-842904** in the Town of Wappinger.

Appeal No. 18-7653 (Area Variance)

Jeffrey & Tara Davis: Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

-Where **50 feet** to the rear yard property is required, the applicant can only provide **26 feet**, thus requesting a variance of **24 feet** for the installation of an in-ground pool.

The property is located at **35 Red Hawk Hollow Road** and is identified as **Tax Grid No. 6359-02-813563** in the Town of Wappinger.

Appeal No. 18-7654 (Area Variance)

Roger Clark: Seeking an area variance Section 240-37 and 240-30(B) of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property is required, the applicant can only provide **18' 6"**, thus requesting a variance of **1' 4"** for an 896 square feet garage.

-Where **35 feet** to the front yard property is required, the applicant can only provide **10 feet**, thus requesting a variance of **25 feet** for an 896 square feet garage.

-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 **32' x 28' (896 sf.)** garage, thus requesting a variance of **296 square feet**.

The property is location at **1 Sky Top Drive** and is identified as **Tax Grid No. 6056-01-259875** in the Town of Wappinger.

Appeal No. 18-7645 (Area Variance)

Garth & Kathleen Bosman: To vote on an area variance Section 240-21 F (1) of District Regulations in an R40 Zoning District.

-Where fences in required yards shall not exceed **6 feet** in height, the applicant is seeking fencing **9 feet** in height, thus requesting a variance of **3 feet**.

The property is located at **86 Ketchamtown Road** and is identified as **Tax Grid No. 6157-03-150311** in the Town of Wappinger.