AGENDA as of August 9, 2018

Town of Wappinger Zoning Board of Appeals Town Hall
MEETING DATE: August 14, 2018 20 Middlebush Road
TIME: 7:00 PM 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 located 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.