

AGENDA as of September 7, 2018

Town of Wappinger Zoning Board of Appeals
MEETING DATE: September 11, 2018
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from August 14, 2018

Adjourned 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.

Public Hearing:

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.**

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District, no such accessory building shall be placed in a front yard.** 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.

Discussion:

Appeal No. 18-7655 (Area Variance)

Jose Maldonado: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **25 feet** to the side yard property is required, the applicant can only provide **15 feet,** thus requesting a variance of **10 feet** for the installation of a 20' x 20' shed.

The property is located at **62 Pye Lane** and is identified as **Tax Grid No. 6358-03-148074** in the Town of Wappinger.

Appeal No. 18-7656 (Area Variance)

Wireless Edge Towers, LLC: Seeking an area variance Section 240-37 and 240-81(G) (4) (c)(2) of the District Regulations in an R40 Zoning District.

-Where **750 feet** is required to the nearest dwelling unit, the applicant can provide **531 feet** for the installation of a wireless tower, thus requesting a variance of **219 feet.**

-Where **750 feet** is required to the nearest dwelling unit, the applicant can provide **566 feet** to tower, thus requesting a variance of **184 feet.**

The property is located at **30 Soccerfield Drive** and is identified as **Tax Grid No. 6357-01-114590** in the Town of Wappinger.