

AGENDA as of October 17, 2018

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 23, 2018
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from October 9, 2018

Adjourned Public Hearing:

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 **14'**, thus requesting a variance of **6'** for an 826 square feet garage.

-Where **35 feet** to the front yard property is required, the applicant can only provide **11 feet**, thus requesting a variance of **24 feet** for an 826 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 **29.5' x 28' (826 sf.)** garage, thus requesting a variance of **226 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 **29.5' x 28' (826 sf.)** garage, thus requesting a variance of **226 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.

Public Hearing:

Appeal No. 18-7657 (Variance)

Todd & Lori Mikus: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **25 feet** to the side is required, the applicant can only provide **8 feet** for the installation of a 21 feet round above ground pool and deck, thus requesting a variance of **17 feet**.

The Property is located at **33 Vandewater Drive** and is identified as **Tax Grid No. 6259-04-774257** in the Town of Wappinger.

Appeal No. 18-7658 (Variance)

Richard & Jennifer Kozak: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where accessory structures must comply with all minimum yard setback requirements for buildings, but in no case shall they be permitted in the front yard, the applicant is requesting a variance for the legalization of a 12'x 14' storage shed in the front yard.

The property is located at **20 Ketchamtown Road** and is identified as **Tax Grid No. 6157-03-012431** in the Town of Wappinger.

Appeal No. 18-7659 (Variance)

Thomas Polchinski, Jr. and Dianna Cotter: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **50 feet** to the front is required, the applicant can only provide **43 feet** for the construction of a 30' x 8' front porch with stoop, thus requesting a variance of **7 feet**.

The Property is located at **21 Gold Road** and is identified as **Tax Grid No. 6258-02-883503** in the Town of Wappinger.

Discussion:

Appeal No. 18-7660 (Area Variance)

Charles & Judy Sequine: Seeking an area variance Section 240-30 B of District Regulations in an R80 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 **24' x 36' (864 sf.)** storage barn, thus requesting a variance of **264 square feet**.

The property is location at **222 Windsor Road** and is identified as **Tax Grid No. 6156-02-988706** in the Town of Wappinger.