AGENDA as of June 11, 2019

Town of Wappinger Zoning Board of Appeals

MEETING DATE: June 11, 2019
TIME: 7:00 PM

Minutes from May 28, 2019 meeting to be accepted on June 25, 2019.

Public Hearing:

Appeal No. 19-7675 (Variance)
Joan D. Sanford: Seeking an area variance Section 240-30B of the District Regulations in an R40 Zoning District.
-Where no more than two accessory structures shall be permitted in any 1-Family Residence District. The applicant has three (3 existing) structures and is proposing to allow for the construction of a new 10’x16’ shed, thus requesting a variance to allow all four (4) structures to remain.
The property is located at 131 Ketchamtown Road and is identified as Tax Grid No. 6157-03-294263 in the Town of Wappinger.

Appeal No. 19-7674 (Variance)
Claudia Levesque & Joseph Shaffer: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.
-No accessory structure is permitted in the front yard, the applicant is seeking a variance to allow for an 18’ above ground pool and deck to be placed in their front yard.
The property is located at 188 Osborne Hill Road and is identified as Tax Grid No. 6156-01-418560 in the Town of Wappinger.

Appeal No. 19-7676 (Variance)
Nicole & Travis Clarke: Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.
-Where 35 feet is required to the front lot line, the applicant can provide 30 feet, thus requesting a variance of 5 feet for the construction of an 8’ x 5’ front porch.
The property is located at 47 Robert Lane and is identified as Tax Grid No. 6158-04-920143 in the Town of Wappinger.

Appeal No. 19-7677 (Variance)
Kevin & Lynne Anstee: Seeking an area variance Section 240-37 of the District Regulations in the R20/40 Zoning District.
-Where 10 feet to the side property line is required, the applicant can provide 4 feet, thus requesting a variance of 6 feet for the legalization of an existing shed.
The property is located at 7 Heather Court and is identified as Tax Grid No. 6256-02-605769 in the Town of Wappinger.
Appeal No. 19-7679 (Variance)
Donald F. Ross: Seeking an area variance Section 240-37 of the District Regulations in the R20 Zoning District.
-Where 20 feet to the side yard property line is required, the applicant can provide 14.7 feet, thus requesting a variance of 5.3 feet for two (2) existing decks.
-Where 20 feet to the side yard property line is required, the applicant can provide 17 feet, thus requesting a variance of 3 feet for a new 10’ x 24’ deck.
The property is located at 50 Top O Hill Road and is identified as Tax Grid No. 6359-03-004014 in the Town of Wappinger.

Appeal No. 19-7678 (Variance)
Red Cedar Arborist & Landscapers, Inc.: Seeking an area variance Section 240-37 and 240-30B of the District Regulations in the HB Zoning District.
-Where 75 feet to a State or County Road is required, the applicant can provide 42 feet, thus requesting a variance of 33 feet for an existing barn and new arbor.
-Where no accessory building height in excess of 20 feet, the applicant can provide 25 feet height (existing), thus requesting a variance of 5 feet to legalize existing height on non-conforming barn.
-Where 20 feet to the side yard property line is required, the applicant can provide 8 feet, thus requesting a variance of 12 feet to allow building on right side of the property.
The property is located at 185 New Hackensack Road and is identified as Tax Grid No. 6158-02-999951 in the Town of Wappinger.

Appeal No. 19-7680 (Variance)
-Where 35 feet to the front yard property line is required, the applicant can provide 15 feet, thus requesting a variance of 20 feet for the expansion of an existing building.
-Where no more than two accessory buildings shall be permitted in any 1-family residential 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 30’ x 60’ feet for a four-bay garage (1,800 sf.), thus requesting a variance of 1,200 square feet.
The property is located at 20 MacFarlane Road and is identified as Tax Grid No. 6157-04-720271 in the Town of Wappinger. (Badey & Watson)