

AGENDA as of June 11, 2019

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: June 11, 2019  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

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.

-Where **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)**

**E & C Espicoz Properties:**

Seeking an area variance Section 240-37 and 240-30B of the District Regulations in the R20 Zoning District.

-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)