AGENDA as of November 7, 2019

Town of Wappinger Zoning Board of Appeals
MEETING DATE: November 12, 2019
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from October 22, 2019

Adjourned Public Hearing:

Appeal No. 19-7686 (Variance)
Anthony Bottini: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.
-Where **25 feet** to the side property line is required, the applicant can provide **11’ 8”** for the installation of an in ground pool, thus requesting a variance of **13’ 2”**.
The property is located at **7 Carmel Heights** and is identified as Tax Grid No.: **6258-04-772231** in the Town of Wappinger.

Discussion:

Appeal No. 19-7690 (Variance)
-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 **24’ x 36’ feet 3-car garage (864 sf.),** thus requesting a variance of **264 square feet**.
-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 can provide **22 feet** in height for the construction of a 3-car garage, thus requesting a variance for **2 feet**.
-Where **50 feet** is required to the front yard, the applicant can provide **32 feet** for the construction of a 3-car garage, thus requesting a variance of **18 feet**.
-Where **no accessory structure is permitted in the front yard, the applicant is requesting a variance to allow for the construction of a 3-car garage in the front yard.**
The property is located at **29 Vandewater Drive** and is identified as Tax Grid No.: **6259-04-757238** in the Town of Wappinger.
Appeal No. 19-7691 (Variance)
Edward Collins: Seeking an area variance Section 240-37 of the District Regulations in an R40/80 Zoning District.
-Where 50 feet is required to the rear yard, the applicant can provide 2 feet for the legalization of a garage, thus requesting a variance of 48 feet.
-Where 40 feet is required to the side yard, the applicant can provide 4.6 feet for the legalization of a garage, thus requesting a variance of 35.4 feet.
-Where 40 feet is required to the side yard, the applicant can provide 38.6 feet for the legalization of a garage, thus requesting a variance of 1.4 feet.
-Where 50 feet is required to the front yard, the applicant can provide 25.1 feet for the legalization of a three season room, thus requesting a variance of 24.9 feet.
The property is located at 2 Hamilton Road and is identified as Tax Grid No.: 6157-01-032872 in the Town of Wappinger.

Appeal No. 19-7692 (Variance)
Fred Thomas: Seeking an area variance Section 240-57-A (i) (a) of the District Regulations in an R20/40 Zoning District.
-Where 50 percent of house footprint of 2,034 square feet \(\times \frac{2}{2} = 1,017 \text{ square feet}\) is required, the applicant can provide 2 arrays totaling 1,252.78 square feet for the installation of ground solar array, thus requesting a variance of 235.78 square feet.
The property is located at 197 Riverview Drive and is identified as Tax Grid No. 6256-02-772840 in the Town of Wappinger.

Appeal No. 19-7693 (Variance)
Janet Marie Wilson: Seeking an area variance Section 240-37 of the District Regulations in an R80 Zoning District.
-Where 40 feet is required to the side yard, the applicant can provide 37’6” for the construction of an 8’ x 13’ enclosed porch, thus requesting a variance of 2’4”.
The property is located at 384 Cedar Hill Road and is identified as Tax Grid No.: 6256-01-271816 in the Town of Wappinger.