

AGENDA as of October 19, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 25, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from October 11, 2016

Public Hearing:

Appeal No. 16-7594 (Variance)

Robert R. Harless: Seeking an area variance Sections 240-37 and 240-30 of District Regulations in an R-40 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 18' x 40' (720 sf.) storage building,** thus requesting a **variance of 120 square feet.**

The property is located at **26 Birchwood Drive** and is identified as **Tax Grid No. 6256-02-883774** in the Town of Wappinger.

Appeal No. 16-7595 (Variance)

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

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **35 feet** for the construction of a **12' x 12'** deck, thus requesting a variance of **15 feet.**

The property is located at **4 Sherwood Heights** and is identified as **Tax Grid No. 6258-04-668440** in the Town of Wappinger.

Appeal No. 16-7596 (Variance)

Thomas Glazer: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can only provide **36 feet** for an existing **26' 6" x 5'** deck, thus requesting a variance of **4 feet.**

The property is located at **27 Split Tree Drive** and is identified as **Tax Grid No. 6158-04-929450** in the Town of Wappinger.

Appeal No. 16-7597 (Variance)

Dean Colombo: Seeking an area variance Section 240-37 and 240-30 of District Regulations in an R-40 Zoning District.

-Where **75 feet** to the front property line is required on a state or county road, the applicant can only provide **70 feet** to the front property line for a shed to be on side of driveway, thus requesting a variance of **5 feet.**

-Where **No accessory structure is permitted in the front yard, the applicant is seeking a variance to allow a 10' x 14' shed to be placed in their front yard.**

- The property is located at **6 Lor-Mar Court** and is identified as **Tax Grid No. 6258-02-875575** in the Town of Wappinger.

Discussion:

Appeal No. 16-7599 (Variance)

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

-Where **50 feet** to the rear property line is required, the applicant can only provide **34 feet** for a new **25' x 20'** rear deck to the rear property line, thus requesting a variance of **16 feet**.

Where **50 feet** to the rear property line is required, the applicant can only provide **40 feet** to the rear yard for a proposed **18' x 20'** screened in porch, thus requesting a variance of **10 feet**.

The property is located at **220 Cedar Hill Road** and is identified as **Tax Grid No. 6257-03-329144** in the Town of Wappinger.

Appeal No. 16-7600 (Variance)

Michael Spidalieri: Seeking an area variance Sections 240-37 of District Regulations in an R-80 Zoning District.

-Where **25 feet** to the side yard property line is required, the applicant can only provide **17 feet** for the alteration of a 2 story addition and porch, thus requesting a variance of **8 feet**.

-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 26' x 30' (780 sf.) 2 car garage,** thus requesting a **variance of 180 square feet**.

The property is located at **43-51 Osborne Hill Road** and is identified as **Tax Grid No. 6156-02-658941** in the Town of Wappinger.

Appeal No. 16-7598 (Use Variance)

33 Middlebush Road: Seeking use variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-The applicant intends to utilize the existing 4,400 sf. commercial structure as a contractor's storage facility with accessory offices on 1.75 acres in a Residential Zoning District. The applicant intends to combine the two lots into one to extinguish the property line between parcels. The property was originally purchased with the building on it to renovate and use as a church. The building has been in existence since the 1950s.

The property is located at **33 Middlebush Road** and is identified as **Tax Grid No. 6157-01-414840 (.88 acres) and 6157-01-396837 (.87 acres)** in the Town of Wappinger.