

AGENDA as of November 21, 2017

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: November 28, 2017  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Acceptance of the Minutes from November 14, 2017

Public Hearing:

**Appeal No. 17-7632 (Variance)**

**Robert Fulton:** Seeking an area variance Section 240-30B of the District Regulations in an R40 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 **28' x 32' (896 sf.)**, thus requesting a variance of **296 square feet**.

The property is located at **69 Ketchamtown Road** and is identified as **Tax Grid No. 6157-03-198403** in the Town of Wappinger.

**Appeal No. 17-7633 (Variance)**

**Eileen Stinson:** – Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **25 feet** to the side yard property line is required, the applicant can only provide **12.3 feet** for a **9' x 11'** garage addition, thus requesting a variance of **12.7 feet**.

-Where **10 feet** to the rear yard property line is required, the applicant can only provide **0.3 feet** for an existing shed, thus requesting a variance of **9.7 feet**.

The property is located at **14 Cameli Drive** and is identified as **Tax Grid No. 6157-01-434794** in the Town of Wappinger.

**Appeal No. 16-7605 (Variance)**

**Matthew Doran:** Seeking an area variance Section 240-30B of the District Regulations in an R20 Zoning District.

-Where **25 feet** to the side yard property line is required, the applicant can only provide **4 feet** for a **24' x 30'** carport, thus requesting a variance of **21 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 **24' x 30' (720 sf.)** carport, thus requesting a variance of **120 square feet**.

The property is located at **19 MacFarlane Road** and is identified as **Tax Grid No. 6157-04-684305** in the Town of Wappinger.

**Appeal No. 17-7634 (Variance)**

**Richard & Nellie Briggs:** – Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **41 feet** for a **4'8" x 9'5"** addition, thus requesting a variance of **9 feet**.

-Where **75 feet** to the front yard property line is required, the applicant can only provide **34 feet** for an addition, thus requesting a variance of **41 feet**.

The property is located at **113 Osborne Hill Road** and is identified as **Tax Grid No. 6156-02-581758** in the Town of Wappinger.

**Discussion:**

**Appeal No. 17-7635 (Variance)**

**Virginia Wentink:** – Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **25 feet** to the rear yard property line is required, the applicant can only provide **19 feet** for a **12' x 26'** addition to be used as master bedroom and bathroom, thus requesting a variance of **6 feet**.

The property is located at **6 Fieldstone Boulevard** and is identified as **Tax Grid No. 6257-10-256670** in the Town of Wappinger.

**New & Old Business:**

Dutchess County Lead Agency