

AGENDA amended on April 28, 2021

Town of Wappinger Zoning Board of Appeals
MEETING DATE: May 11, 2021
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Roll Call

Acceptance of the Minutes from April 27, 2021.

Public Hearing:

Appeal No. 21-7723 (Variance)

Richard DeCicco: Seeking an area variance Section 240-30 of the District Regulations in an R20 Zoning District.

-No accessory structure can be more than 600 square feet in size and not more than 20 feet in height. The applicant is proposing a garage of 1250 square feet for the construction of a 25' x 50' detached garage, thus requesting a variance of 650 sf.

-Where 75 feet to a County Road is required, the applicant can provide **50 feet** for the construction of a 25' x 50' detached garage, thus requesting a variance of **25 feet**.

The property is located at **86 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-053052** in the Town of Wappinger.

Appeal No. 21-7726 (Variance)

Janis R. Johnson: 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 property line, the applicant can provide **26 feet** for the construction of a 10' x 12' deck with composite decking and vinyl railings, with stairs, thus requesting a variance of **24 feet**.

The property is located at **114 Chelsea Road** and is identified as **Tax Grid No.: 6056-03-398456** in the Town of Wappinger.

Appeal No. 21-7727 (Variance)

Christine Bonanno: Seeking an area variance Section 240-37 of the District Regulations in an R20/40 Zoning District.

-Where 50 feet is required to the front property line, the applicant can provide **37 feet** for the construction of a new front landing and steps, thus requesting a variance of **13 feet**.

The property is located at **27 Peters Road** and is identified as **Tax Grid No.: 6357-03-035076** in the Town of Wappinger.

Appeal No. 21-7728 (Variance)

Edy Nunez: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **50 feet** is required to the rear property line, the applicant can provide **20 feet** for the installation of an 18' x 33' above ground pool, thus requesting a variance of **30 feet**. The property is located at **17 Peel Lane** and is identified as **Tax Grid No.: 6258-04-906150** in the Town of Wappinger.

Appeal No: 21-7725 (Variance)

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

1. -Where **40 feet** to the rear yard property line is required, the applicant can provide **25 feet** for the installation of a 16' x 36' in-ground pool, thus requesting a variance of **15 feet**.
2. -Where **20 feet** to the side yard property line is required, the applicant can provide **10 feet** for the installation of a 16' x 36' in-ground pool, thus requesting a variance of **10 feet**.
3. -Where **75 feet** to the front property line from a County Road is required, the applicant can provide **68.3 feet** for the construction of a new garage, thus requesting a variance of **6.7 feet**.
4. -Where **35 feet** to the front property line from a Town Road is required, the applicant can provide **24 feet** for the construction of a new garage, thus requesting a variance of **11 feet**.
5. -Where **10 feet** to the rear yard property line is required, the applicant can provide **8 feet** for the construction 10' x 14' cabana, thus requesting a variance of **2 feet**.
6. -Where lot coverage shall not exceed 15%, the applicant is proposing to cover **2876.16 sf.**, thus requesting a variance of **512.96 sf.** for a new garage, pool and cabana.

NOTE: 15% coverage of this lot is **2363.2 sf.**

The property is located at **128 Chelsea Road** and is identified as **Tax Grid No.: 6056-03-454462** in the Town of Wappinger.