

AGENDA as of February 22, 2022

Town of Wappinger Zoning Board of Appeals
MEETING DATE: February 22, 2022
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from February 8, 2022

Public Hearing:

Appeal No.: 22-7745 (Area Variance)

George Schmitt: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **40 feet** is required to the rear yard property line, the applicant can provide **30.8 feet** for the installation of an in-ground pool, thus requesting a variance of **9.2 feet.**

-Where **20 feet** is required to the side yard property line, the applicant can provide **15.1 feet** for the installation of an in-ground pool, thus requesting a variance of **4.9 feet.**

The property is located at **27 Hilltop Drive** and is identified as **Tax Grid No.: 6258-04-930064** in the Town of Wappinger.

Discussion:

Appeal No.: 22-7746 (Area Variance)

Tracy Schwind, Trustee: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **50 feet** is required to the front yard property line, the applicant can provide **45 feet** for the legalization of an existing deck, thus requesting a variance of **5 feet.**

The property is located at **18 Brothers Road** and is identified as **Tax Grid No.: 6258-04-782421** in the Town of Wappinger.

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Discussion Continues:

Appeal No.: 22-7747 (Area Variance)

Locust Tree Residential Properties, LLC Landscape Business: Seeking an area variance Section 240-37 and 240-30 of District Regulations in an AI Zoning District.

-Where **50 feet** to the side property line is required, the applicant can provide **5.1 feet** for a pre-existing poly shed, thus requesting a variance of **44.9 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **7.6 feet** for a pre-existing poly shed, thus requesting a variance of **42.4 feet**.

-Where **50 feet** to the rear property line is required, the applicant can provide **10 feet** to allow for three poly storage tanks to remain, thus requesting a variance of **40 feet**.

The property is located at **80 Airport Drive** and is identified as **Tax Grid No.: 6259-04-679493** in the Town of Wappinger.

Appeal No.: 22-7748 (Area Variance)

Daniel G. Coughlin: Seeking an area variance Section 240-37 of District Regulations in an R-10 Zoning District.

-Where **12 feet** is required to the side yard property line, the applicant can provide **9.35 feet** for the addition of a 24' garage and accessory apartment, thus requesting a variance of **2.65 feet**.

The property is located at **18 Spring Street** and is identified as **Tax Grid No.: 5956-12-975522** in the Town of Wappinger.

Miscellaneous:

Executive Session to discuss pending litigation.