

AGENDA as of April 27, 2022

Town of Wappinger Zoning Board of Appeals
MEETING DATE: April 26, 2022
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from April 12, 2022

Adjourned Public Hearing:

Appeal No. 21-7740 (Interpretation)

Ron Evangelista, et al:

The Town of Wappinger Zoning Board of Appeals will conduct an Adjourned Public Hearing on an Interpretation of Section 240-52(C), 240-21(D), 240-15, Non-Residential Schedule Definition of "Mixed Uses" of the District Zoning Regulations in an HM Zoning District. The applicant is seeking an interpretation of the Zoning Administrator, Barbara Roberti's interpretation of the Zoning Code dated June 20, 2021.

The property is located at **123-125 New Hamburg Road, 2357 Route 9D, 2361-2365 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643 (0.21 acres), 057642 (0.20 acres), 057654 (0.69 acres), 059643 (0.14 acres) & 040637 (0.55 acres)** in the Town of Wappinger. (Public Hearing: January 25, 2022) (Public Hearing adjourned to March 22, 2022) (Public Hearing adjourned to April 26, 2022)

Public Hearing:

Appeal No.: 22-7750 (Area Variance)

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

-Where **25 feet** to the side (right) yard property line is required, the applicant can provide **15 feet** for construction of a 29 x 17 deck, thus requesting a variance of **10 feet**.

The property is located at **64 Gold Road** and is identified as **Tax Grid No.: 6358-03-001427** in the Town of Wappinger.

Public Hearing Continues:

Appeal No.: 22-7751 (Area Variance)

Charles & Ellen Siebel: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **36 feet** for the installation of a 21 feet round above ground pool, thus requesting a variance of **14 feet**.

-Where **25 feet** to the side (left) yard property line is required, the applicant can provide **20 feet** for the installation of a 21 feet round above ground pool, thus requesting a variance of **5 feet**.

The property is located at **5 Fowlerhouse Road** and is identified as **Tax Grid No.: 6157-04-562324** in the Town of Wappinger.

Appeal No.: 22-7749 (Area Variance)

Gerard and Patricia Heidstra: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **25 feet** to the rear yard property line is required, the applicant can provide **18 feet** for construction of a 30 x 17 deck, thus requesting a variance of **7 feet**.

The property is located at **19 Fieldstone Boulevard** and is identified as **Tax Grid No.: 6257-10-277709** in the Town of Wappinger.

Discussion:

Appeal No.: 22-7752 (Area Variance)

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

-Where **25 feet** to the side yard (right) property line is required, the applicant can provide **12'10" feet** for the legalization of an existing 10' x 20' shed, thus requesting a variance of **12'9" feet**.

The property is located at **6 Hackensack Heights Road** and is identified as **Tax Grid No.: 6259-04-556234** in the Town of Wappinger.

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Appeal No. 22-7753 (Variance)

Erica & Kurt Rottenkolber: Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where no accessory structure can be larger than 600 square feet in size, the applicant is proposing a 30' x 36' garage (1080 square feet) and 25 feet in height, thus requesting a variance of 480 square feet.

-Where no accessory structure can be more than 20 feet in height, the applicant is proposing 25 feet in height, thus requesting a variance 5 feet.

The property is located at **4 Caroline Drive, West** and is identified as **Tax Grid No. 6056-03-200438** in the Town of Wappinger.

Appeal No.: 22-7754 (Area Variance)

Brian & Christine Zandstra: 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 provide 34 feet for the installation of a 17' x 26' above ground pool, thus requesting a variance of 16 feet.

The property is located at **6 Fowlerhouse Road** and is identified as **Tax Grid No.: 6157-04-552342** in the Town of Wappinger.