

## **AGENDA amended on May 23, 2022**

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: May 24, 2022**  
**TIME: 7:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappinger Falls, NY**

**Acceptance of the Minutes from May 10, 2022**

### **Public Hearing:**

#### **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.: 22-7755 (Area Variance)**

**Jorge Luis Moreno & Maria M. Jimenez:** 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 24'5" feet for the legalization of an existing 22' x 15.5' deck, thus requesting a variance of 25'7" feet.**

**-Where 10 feet to the rear yard property line is required, the applicant can provide 3 feet for the legalization of an existing 8' x 10' shed, thus requesting a variance of 7 feet.**

The property is located at **17 Peters Road** and is identified as **Tax Grid No.: 6357-03-013029** in the Town of Wappinger.

#### **Appeal No.: 22-7756 (Area Variance)**

**Chelsea Miritello:** Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

**-Where no accessory structure can be larger than 600 square feet in size, the applicant is proposing a 44' x 21' detached garage with a 20 x 8 x 6 extension for a pony barn (total structures of 924 square feet) and not more than 20 feet in height, thus requesting a variance of 324 square feet.**

**-Where 2.00 acres are needed to have a farm animal, the applicant can provide 1.850 for a small pony, thus requesting a variance of 0.15 acres.**

The property is located at **62 Diddell Road** and is identified as **Tax Grid No.: 6359-03-385322** in the Town of Wappinger.

**Discussion:**

**Appeal No.: 22-7757 (Area Variance)**

**John O'Sullivan:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side (left) yard property line is required, the applicant can provide **11 feet** for the legalization of an existing 12 x 21 metal carport, thus requesting a variance of **9 feet**.

The property is located at **19 Sabra Lane** and is identified as **Tax Grid No.: 6258-02-935954** in the Town of Wappinger.

**Executive Session:**

**Appeal No. 21-7740 (Interpretation)**

**Ron Evangelista, et al:** Seeking 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 closed: April 26, 2022)