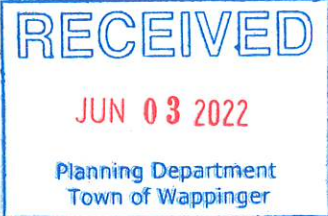


TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Application for an Area Variance

Appeal No.: 22-7758

Date: 06/03/22

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), Karan Garewal residing at 8 Brentwood Court  
Mt. Kisco, NY 10549, (phone) 914.309.5676, hereby,  
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,  
dated 05/25/22, and do hereby apply for an area variance(s).

Premises located at: 12 Schlichter Road, Fishkill, NY 12524

Tax Grid No.: 6156-02-986957-0000

Zoning District: R-80

1. Record Owner of Property:

Karan Garewal

Address: 6 Brentwood Court, Mt. Kisco, NY 10549

Phone Number: 914 309 5676

Owner Consent dated: 06/01/22

Signature: \_\_\_\_\_

Print Name: Owner's Agent

2 Variance(s) Request:

-See Consent Form

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: 10 feet to the side

Applicant(s) can provide: 8.2 feet

Thus requesting: 1.8 feet

To allow: for a 10x14 sf shed

**Variance No. 2**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

---

(Indicate Article, Section, Subsection and Paragraph)

Required: 40 feet required for the right side yard

Applicant(s) can provide: 15.2 feet

Thus requesting: 24.8 feet

To allow: for a front bedroom addition

**3. Reason for Appeal** (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

- A.** If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

There will be no change to the neighborhood or property. The shed and front bedroom  
have been apart of the property since 1990 (as indicated by the previous survey).

- B.** Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

To legalize existing parts of the home. The front room addition and shed have been apart of  
home since 1990. The rear addition and deck have been apart of the home since its purchase.

- C.** How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

The variances are substantial. However the home already abuts the property line signifncantly and  
has been that way since its construction. The additions only lengthen the property and do not encroach  
further into the side yard beyond the original foot print of the home.

- D.** If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

No, these elements are standard parts of any single family home. Additionally, Mr. Garewal's property  
is set back significantly from the street, which further secludes the portions of the home under review.

Town of Wappinger Zoning Board of Appeals  
Application for an Area Variance  
Appeal No.: 22-7758

**Variance No. 3**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

*(Indicate Article, Section, Subsection and Paragraph)*

Required: 40 feet for the left side yard

Applicant(s) can provide: 30 feet

Thus requesting: 10 feet

To allow: for a front bedroom addition

**Variance No. 4**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

*(Indicate Article, Section, Subsection and Paragraph)*

Required: 40 feet for the right side yard

Applicant(s) can provide: 25 feet

Thus requesting: 15 feet

To allow: for a rear kitchen addition

**Variance No. 5**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

*(Indicate Article, Section, Subsection and Paragraph)*

Required: 40 feet for the left side yard

Applicant(s) can provide: 12 feet

Thus requesting: 28 feet

To allow: for a rear kitchen addition

**Variance No. 6**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

*(Indicate Article, Section, Subsection and Paragraph)*

Required: 40 feet for the right side yard

Applicant(s) can provide: 27 feet

Thus requesting: 13 feet

To allow: for a rear deck addition

Town of Wappinger Zoning Board of Appeals  
Application for an Area Variance  
Appeal No.: 22-7758

**Variance No. 7**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

*(Indicate Article, Section, Subsection and Paragraph)*

Required: 40 feet for the left side yard

Applicant(s) can provide: 17 feet

Thus requesting: 23 feet

To allow: for a rear deck addition

**Variance No.**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

*(Indicate Article, Section, Subsection and Paragraph)*

Required: \_\_\_\_\_

Applicant(s) can provide: \_\_\_\_\_

Thus requesting: \_\_\_\_\_

To allow: \_\_\_\_\_

**Variance No.**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

*(Indicate Article, Section, Subsection and Paragraph)*

Required: \_\_\_\_\_

Applicant(s) can provide: \_\_\_\_\_

Thus requesting: \_\_\_\_\_

To allow: \_\_\_\_\_

**Variance No.**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

*(Indicate Article, Section, Subsection and Paragraph)*

Required: \_\_\_\_\_

Applicant(s) can provide: \_\_\_\_\_

Thus requesting: \_\_\_\_\_

To allow: \_\_\_\_\_

Town of Wappinger Zoning Board of Appeals  
Application for an Area Variance  
Appeal No.: 22-7758

E. How did your need for an area variance(s) come about? Is your difficulty self-created?  
Please explain your answer in detail.

The owner is attempting to sell the property. The home already had a shed and front room addition when it was purchased as noted in the 1990 survey and confirmed by the survey from 2022.

F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.


No, the property is a standard single-family dwelling.

4. List of attachments (*Check applicable information*)

- (☒) Survey dated: 2022, Last revised - \_\_\_\_\_ and  
Prepared by: Robert F. OICLE NYS LIC# 050962
- ( ) Plot Plan dated: \_\_\_\_\_
- ( ) Photos
- ( ) Drawings dated: \_\_\_\_\_
- (☒) Letter of Communication which resulted in application to the ZBA.  
(e.g., recommendation from the Planning Board/Zoning Denial)  
Letter from: Barbara Riberti Dated: 05/25/22
- ( ) Other (*Please list*): Engineer's Letter

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE:   
(Appellant)

DATED: 06/03/22

SIGNATURE: \_\_\_\_\_  
(If more than one Appellant)

DATED: \_\_\_\_\_

**FOR OFFICE USE ONLY**

1. THE REQUESTED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. ☐ **YES** / ☐ **NO**, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE ☐ **IS (ARE)** / ☐ **IS (ARE)** NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) ☐ **IS** ( ☐ **ARE**) NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY ☐ **IS** / ☐ **IS NOT** SELF-CREATED.

**CONCLUSION:** THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS  
☐ **GRANTED**      ☐ **DENIED**

**CONDITIONS / STIPULATIONS:** The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

☐ **FINDINGS & FACTS ATTACHED.**

**DATED:** \_\_\_\_\_

**ZONING BOARD OF APPEALS  
TOWN OF WAPPINGER, NEW YORK**

**BY:** \_\_\_\_\_  
*(Chairman)*

**PRINT:** \_\_\_\_\_

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 22-7758

Date: 06/01/2022

Grid No.: 6156-02-986957-0000

Zoning District: R-80

Location of Project:

12 Schlichter Road, Fishkill, NY 12524

Name of Applicant:

Caesar Engineering D.P.C 845.391.0148

Print name and phone number


Description of

Project: Variance to legalize shed, front bedroom addition, rear kitchen addition, and a rear deck.

I Karan Garewal, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

06/01/2022

Date

  
Owner's Signature

9143095676

Owner's Telephone Number

Karan Garewal

Print Name and Title \*\*\*

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

**Town of Wappinger**  
20 Middlebush Rd.  
Wappingers Falls, NY 12590  
(845) 297-6256

To: Garewal, Karan  
6 Brentwood Ct

SBL: 6156-02-986957-0000  
Date of this Notice: 05/25/2022

Zone:

Application: 41544

For property located at: 12 Schlichter Rd

Your application to:

**EXISTING ROOF, SKYLIGHTS, SHED WITH ELECTRIC, 2 ADDITIONS, REAR DECK WITH STAIRS, PROPANE FOR KITCHEN STOVE \*\*HOME TO REMAIN AS: 2 BEDROOMS, 1 BATHROOM\*\* \*\*NEED FINAL ELECTRICAL INSPECTION BY TOWN APPROVED ELECTRICAL INSPECTOR\*\* \*\*NEED GAS PRESSURE TEST - IF APPLICABLE\*\* \*\*NEED ORIGINAL SIGNED AND STAMPED ENGINEER LETTER\*\* \*\*NEED FINAL INSPECTION BY TOWN BUILDING INSPECTOR\*\***

is denied for the following deficiency under Section **240-37** of the Zoning Laws of the Town of Wappinger.

- 1.) Where 10 feet to the side yard is required for a shed under 144 sf, the applicant can provide 8.2 ft. for a 10 x 14 sf shed.
- 2.) Where 40 feet to the right side yard is required, the applicant can provide 15.2 feet to the right side yard for a front bedroom addition.
- 3.) Where 40 feet to the left side yard is required, the applicant can provide 30 feet to the left side yard for a front bedroom addition.
- 4.) Where 40 feet to the right side yard is required, the applicant can provide 25 feet to the right side yard for a rear kitchen addition.
- 5.) Where 40 feet to the left side yard is required, the applicant can provide 12 feet to the left side yard for a rear kitchen addition.
- 6.) Where 40 feet to the right side yard is required, the applicant can provide 27 feet to the right side yard for a rear deck addition.
- 7.) Where 40 feet to the left side yard is required, the applicant can provide 17 feet to the left side yard for a rear deck addition.

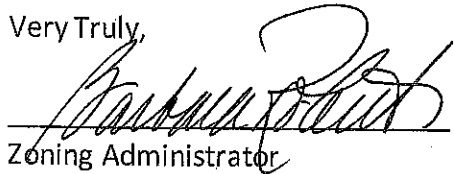
	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	ft.	12 ft. Kitchen
SIDE YARD (LEFT):	40 ft.	17 ft. Deck
SIDE YARD (RIGHT):	40 ft.	25 ft. Kitchen
FRONT YARD:	10 ft.	27 ft. Deck
SIDE YARD (LEFT):	40 ft.	8.2 ft. Shed
SIDE YARD (RIGHT):	40 ft.	15.2 ft. Front Bedroom
		30 ft.

You have the right to appeal this decision to the Zoning Board of Appeals within 60 days of the date of this letter. This Zoning Board of Appeals meets the second and fourth Tuesday of the month. The area variance



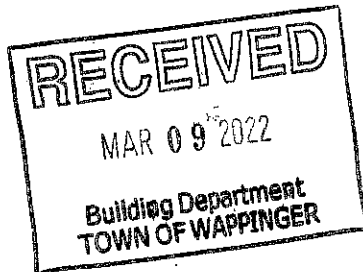
appeal will require at least two meetings, one for discussion and one for a Public Hearing. The required forms can be obtained at this office or on our website at [www.townofwappingerny.gov](http://www.townofwappingerny.gov)

Very Truly,

A handwritten signature in black ink, appearing to read "Barbara Smith", is written over a horizontal line.

Zoning Administrator

Town of Wappinger



**TOWN OF WAPPINGER BUILDING DEPARTMENT**  
20 Middlebush Road, Wappingers Falls, N.Y. 12590  
telephone: 845-297-6256 fax: 845-297-0579

40 → side  
50 → rear

## APPLICATION FOR BUILDING PERMIT

**APPLICATION TYPE:** ☒ Residential  
☐ New Construction ☐ Commercial  
☒ Renovation/Alteration ☐ Multiple Dwelling

**ZONE:** R80 **DATE:** 3/4/22 3/16/2022  
**APPL #:** 41544 **PERMIT #:**  
**GRID:** 6156-02-986957

**APPLICANT NAME:** KARAN GAREWAL

**ADDRESS:** 6 BRENTWOOD COURT, MT. KISCO, NY 10549

**TEL #:** 914 242 5464 **CELL:** 914 309 5676 **FAX #:** 815 301 2734 **E-MAIL:** karan.garewal@gmail.com

**NAME OWNER OF BUILDING/LAND:** KARAN GAREWAL

**\*PROJECT SITE ADDRESS\*:** 12 Schlichter Road, Fishkill, NY

**MAILING ADDRESS:** 6 BRENTWOOD COURT, MT. KISCO, NY 10549

**TEL #:** 914 242 5464 **CELL:** 914 309 5676 **FAX #:** 815 301 2734 **E-MAIL:** karan.garewal@gmail.com

**BUILDER/CONTRACTOR DOING WORK:**

**COMPANY NAME:**

**ADDRESS:**

**TEL #:** **CELL:** **FAX #:** **E-MAIL:**

**DESIGN PROFESSIONAL NAME:**

**TEL #:** **CELL:** **FAX #:** **E-MAIL:**

**APPLICATION FOR:** Repairs & renovations at 12 Schlichter Road, Fishkill, NY to ensure compliance in relation to any work done to the house without a permit including

roof, skylights, shed, wood stove and <sup>w/elec</sup> 2 Additions; Rear Deck w/ Stairs  
propane for Kitchen stove.  
To Remain 2 B/R 1 Bath. Shed 14x10  
\*EXISTING\*

**SETBACKS:** FRONT: REAR: L-SIDEYARD: R-SIDEYARD:

**SIZE OF STRUCTURE:**

**ESTIMATED COST:** **TYPE OF USE:**

**NON-REFUNDABLE APPL. FEE:** 150 - PAID ON: 3/16/22 CHECK # 1683 RECEIPT #: 2022-00413  
<sup>Legalization</sup> **BALANCE DUE:** 250 - PAID ON: 3/16/22 CHECK # 1683 RECEIPT #: 2022-00412

**APPROVALS:**

**ZONING ADMINISTRATOR:**

☐ Approved ☒ Denied Date: 5-24-22

Signature of Applicant

**FIRE INSPECTOR:**

☐ Approved ☐ Denied Date:

Signature of Building Inspector

# Short Environmental Assessment Form

## Part 1 - Project Information



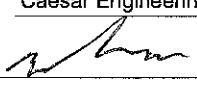
### Instructions for Completing

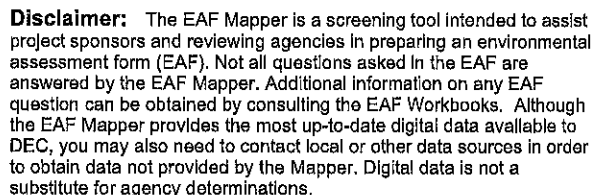
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Area Variance - Legalization of Shed, Front Room Addition, Rear Addition, and Rear Deck			
Name of Action or Project:			
Zoning Area Variance Application			
Project Location (describe, and attach a location map):			
12 Schlichter Rd, Fishkill, NY 12524			
Brief Description of Proposed Action:			
Submission of a variance application to legalize existing features of the single-family home on the property.			
Name of Applicant or Sponsor:		Telephone: 845.391.0148	
Caesar Engineering D.P.C.		E-Mail: nate@caesarengineering.work	
Address:			
367 Windsor Highway #411			
City/PO:		State:	Zip Code:
New Windsor		New York	12553
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action? _____ acres			<input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed? _____ acres			<input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned _____ acres			<input type="checkbox"/>
or controlled by the applicant or project sponsor?			<input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Blanding's Turtle, Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Caesar Engineering D.P.C./ Nathaniel Gooden</u> Date: <u>06/03/22</u>		
Signature: <u></u> Title: <u>Partner</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Blanding's Turtle, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





Front Room Addition

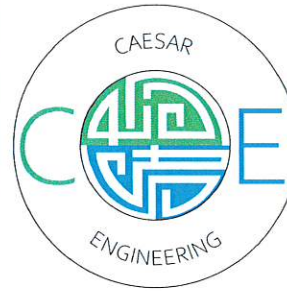


Rear Addition and Rear Deck

Date: Jun 3, 2022

## Caesar Engineering D.P.C.

367 Windsor Highway #411  
New Windsor, New York, 12553  
845.391.0148  
contact@caesarengineering.work  
www.caesarengineering.work



To: Town of Wappinger, Zoning Board Of Appeals

From: NMJ Caesar, P.E. - Project Engineer

Members of the board,

This letter is to supplement the Area Variance Application on behalf of Karan Garewal who owns the single-family home located at 12 Schlichter Rd, Fishkill, NY 12524. My firm is representing Mr. Garewal by providing engineering services on his behalf. Mr. Garewal is trying to sell his home and was informed by the Town of Wappinger Building Department, that the existing shed, front bedroom addition, rear kitchen addition, and rear deck need area variances in order to be legal. Please see the list of variances below to section 240-37 of the code:

<u>Variance:</u>	<u>Requirement:</u>	<u>Client Can Provide:</u>	<u>Requesting:</u>	<u>For the following item:</u>
1	10 ft to side yard	8.2 ft	1.8 ft	10 x 12 sf shed
2	40 ft for the right side yard	15.2 ft	24.8 ft	Front Bedroom Addition
3	40 ft for the left side yard	30 ft	10 ft	Front Bedroom Addition
4	40 ft for the side right yard	25 ft	15 ft	Rear Kitchen Addition
5	40 ft for the left side yard	12 ft	38 ft	Rear Kitchen Addition



6	40 ft for the right side yard	27 ft	13 ft	Rear Deck Addition
7	40 ft for the left side yard	17ft	27ft	Rear Deck Addition

These features have existed on his property since its purchase dating back to 1990 (as confirmed by the 1990 survey). We have inspected said features and believe that it is reasonable to accommodate these additions as they do not change the nature of the site or are beyond the standard of a single-family residential home. Should you grant the variance, we intend to inspect these additions fully to ensure that they are structurally sound and are up to the current building code. Please feel free to contact my office at the address and phone number listed above.

Thank you for your time and effort,

Very respectfully,



NMJ Caesar, P.E.

Enclosures (4):

1 - 1990 Survey (Dated 1990)

2 - 2022 Survey (Dated 2022)

3- Photos

4- Short Form EAF