

AGENDA as of October 19, 2022

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 25, 2022
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from October 11, 2022

Public Hearing:

Appeal No.: 22-7763 (Variance)

Stephen J. Mazzei: Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **no accessory structure is permitted in the front yard, the applicant is seeking a variance to allow for an 18' x 33' above ground oval pool with deck to be placed in their front yard.**

-Where **35 feet** to the front yard party line is required, the applicant can provide **3.9 feet** for the installation of an 18' x 33' above ground oval pool with deck, thus requesting a variance of **31.1 feet**.

The property is located at **16 Wendy Road** and is identified as **Tax Grid No. 6258-01-065735** in the Town of Wappinger.

Appeal No.: 22-7764 (Variance)

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

-Where **40,000 square feet** is required, the applicant can provide **30,696 square feet** for the construction of a single family residence on 1.64 acres, thus requesting a variance of **9,304 square feet**.

-Where 125' lot width is required, the applicant can provide 89' for the lot width, thus requesting a variance of 36'. The property is located at **39 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger.

Appeal No.: 22-7765 (Variance)

Samuel V. Dawson: Seeking an area variance Section 240-37 of the District Regulations in an R15 Zoning District.

-Where **30 feet** to the rear property line is required, the applicant can provide **8 feet** for the legalization of a freestanding 20' x 20' deck, thus requesting a variance of **22 feet**. The property is located at **8 Kretch Circle** and is identified as **Tax Grid No.: 6156-01-482749** in the Town of Wappinger.

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Discussion:

Appeal No.: 22-7766 (Area Variance)

Peter J. Pavone: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **7 feet** for the legalization of a 12' x 16' gazebo, thus requesting a variance of **33 feet**.

-Where **20 feet** to the side (right) property line is required, the applicant can provide **8 feet** for the legalization of a 12' x 16' gazebo, thus requesting a variance of **12 feet**.

The property is located at **8 Reggie Drive** and is identified as **Tax Grid No.: 6257-01-115679** in the Town of Wappinger.

Appeal No.: 22-7767 (Area Variance)

Jason & Mary Gordon: Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

-Where no more than two accessory structures shall be permitted in any 1-Family Residential District. The applicant has six accessory structures, thus requesting a variance to allow for an 8' x 10' shed, 10' x 36' shed, 12' x 40' shed row barn and 12' diameter gazebo to remain.

The property is located at **98-116 Dusty Trail** and is identified as **Tax Grid No.: 6057-04-744305** in the Town of Wappinger.

Appeal No.: 22-7768 (Area Variance)

Hudson Valley Office Furniture: Seeking an area variance Section 240-29 (F1) and 240-29 (F1) (D) of District Regulations in an SC Zoning District.

-Where no more than one wall sign per business is permitted, the applicant can provide two wall signs, thus requesting a variance to allow for a second wall sign.

-Where no more than 100 square feet of wall sign is permitted, the applicant is seeking a total of 204 square feet of signage, thus requesting a variance of 104 square feet.

The property is located at **1404 Route 9** and is identified as **Tax Grid No.: 6157-02-707773** in the Town of Wappinger.