

AGENDA as of December 16, 2022

Town of Wappinger Zoning Board of Appeals
MEETING DATE: December 13, 2022
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from November 22, 2022

Adjourned Public Hearing:

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 7.4 feet for the legalization of a freestanding 20' x 20' deck, thus requesting a variance of 22.6 feet. The property is located at 8 Kretch Circle and is identified as Tax Grid No.: 6156-01-482749 in the Town of Wappinger.

Public Hearing:

Appeal No.: 22-7771 (Area Variance)

Ronald A. Wesner: 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 30 feet for the construction of a 30' x 30' detached garage, thus requesting a variance of 10 feet.

-Where no accessory structure can have a footprint greater than 600 square feet nor a height in excess of 20 feet, the applicant is proposing to construct a 30' x 30' detached garage, thus requesting a variance of 300 square feet.

The property is located at 9 Sylvia Drive and is identified as Tax Grid No.: 6257-02-756777 in the Town of Wappinger.

Appeal No.: 21-7738 (Area Variance)

Neil Ryan Blaser: Seeking an area variance Sections 240-30 and 240-37 of District Regulations in an R40/80 Zoning District.

-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District, the applicant is proposing three accessory buildings.

-Where no accessory building shall have a footprint greater than 1200 square feet nor a height in excess of 20 feet. The applicant is proposing to construct a 4160 square feet pole barn including a 12' lean to with heat and electric for storage of tractor and farm equipment. This pole barn would be 40' x 80' square feet with a 12' x 80' lean to, therefore the applicant is seeking a 2960 square feet variance.

The property is located at 41 Diddell Road and is identified as Tax Grid No.: 6359-03-274312 in the Town of Wappinger.

Discussion:

Appeal No.: 22-7773 (Area Variance)

Cesar Barzallo: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide 19.1 feet for a house renovation, thus requesting a variance of **15.9 feet**.

The property is located at **15 Spook Hill Road** and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

Appeal No.: 22-7772 (Area Variance)

Alpine Commons Multi-family Workforce Housing: Seeking an area variance Sections 240-37 and 240-81.7 of District Regulations in an SC Zoning District.

-Where a maximum of **93 dwelling units** is allowed, the applicant is proposing **144 dwelling units**, thus requesting a variance for an increase in the density for Mixed Uses to allow for **51 additional dwelling units** to be constructed.

-Where **2.5 stories or 35 feet** maximum building height is allowed, the applicant is requesting an increase to **3.5 stories or 50 feet building height**, thus requesting a variance of 1 story and/or **15 feet building height**.

-Where **282 parking spaces** is required for **144 dwelling units**, the applicant is requesting a decrease in required parking spaces to **238 parking spaces**, thus requesting a variance of **44 less parking spaces**.

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