

AGENDA as of January 6, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: January 10, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from December 13, 2022

Adjourned Public Hearing:

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.

Public Hearing:

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.

Discussion:

Appeal No.: 22-7774 (Area Variance)

Children's Enrichment Project, LLC: Seeking an area variance Sections 240-37 and 240-62 (A) of District Regulations in an HM Zoning District.

-Where 2.0 acres is required, the applicant can provide 1.4 acres to allow for a private community, or fraternal recreation club, thus requesting a variance of 0.6 acres.

The property is located at 2321-2325 Route 9D and is identified as Tax Grid No.: 6057-02-987580 in the Town of Wappinger.

Discussion Continues:

Appeal No.: 23-7775 (Area Variance)

Jeanette Sotland: 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 **14.8 feet** for the legalization of an existing 6' x 20' deck, thus requesting a variance of **5.2 feet**.

The property is located at **81 Edgehill Drive** and is identified as **Tax Grid No.: 6358-03-135250** in the Town of Wappinger.

Appeal No.: 23-7776 (Area Variance)

Frank Lingardo: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-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 the construction of a 40' x 60' (2400 square feet) detached garage, thus requesting a variance of 1800 square feet.**

-Where **50 feet** to the front yard property line is required, the applicant can provide **35 feet** for the construction of a 40' x 60' detached garage, thus requesting a variance of **15 feet**.

The property is located at **139 Curry Road** and is identified as **Tax Grid No.: 6157-01-475622** in the Town of Wappinger.

Appeal No.: 23-7777 (Area Variance)

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

-Where **no more than two accessory structures are permitted on a single family parcel, the applicant is seeking a variance to allow a third accessory structure. The applicant is looking to add an 16' x 24' (384 square feet) pre-fab shed.**

The property is located at **16 Daniel Sabia Drive** and is identified as **Tax Grid No.: 6359-02-507643** in the Town of Wappinger.