

AGENDA as of January 18, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: January 24, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from January 10, 2023

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 foot 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 foot 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.: 22-7774 (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.

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.

Public Hearing Continues:

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.

Discussion:

Appeal No.: 23-7778 (Area Variance)

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

-Where **50 feet** to the rear yard property line is required, the applicant can provide **48 feet** for the construction of an 8' x 10' deck with stairs, thus requesting a variance of **2 feet.**

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **12.52 feet** for the construction of an 8' x 10' deck with stairs, thus requesting a variance of **7.48 feet.**

The property is located at **12 Fox Hill Road** and is identified as **Tax Grid No.: 6257-01-403820** in the Town of Wappinger.

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Appeal No.: 23-7779 (Area Variance)

Karan Garewal: Seeking an area variance Section 240-37 of District Regulations in an R80 Zoning District.

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **2.1 feet** for the legalization of a garage and bathroom, thus requesting a variance of **39.7 feet**.

The property is located at **12 Schlichter Road** and is identified as **Tax Grid No.: 6156-02-986957** in the Town of Wappinger.