

AGENDA as of February 1, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: February 14, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from January 24, 2023

Public Hearing:

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 on 0.33 acres, 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.

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 on 1.40 acres, thus requesting a variance of

37.9 feet.

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

Discussion:

Appeal No.: 22-7770 (Area Variance)

Joseph and Dena White: Seeking an area variance Sections 240-37 and 240-53 (B) (4) of District Regulations in an R40 Zoning District.

-Where an accessory apartment cannot exceed 35% or 1,000 sf. maximum, the applicant is proposing to add an accessory apartment addition of 1427 sf on 1.03 acres, thus requesting a variance of 427 sf.

The property is located at **63 Gold Road** and is identified as **Tax Grid No.: 6358-03-003388** in the Town of Wappinger.

Appeal No.: 23-7780 (Area Variance)

Ketchamtown Land Development, LLC (Dylan Aguado), Garth Bosman & Kathleen

Patrick: Seeking an area variance Sections 240-37 and 240-20.B of District Regulations in an R40 Zoning District.

-Where **50 feet** wide flag lot access strip to street frontage is required, the applicants can provide a minimum of **36 feet** for a proposed subdivision and lot line re-alignment, thus requesting a variance of **14 feet**.

-Where **25 feet** to the side yard property line is required, the applicants can provide **3 feet** for a proposed subdivision and lot line re-alignment, thus requesting a variance of **22 feet**.

The property is located at **Ketchamtown Road and 86 Ketchamtown Road** and identified as **Tax Grid Nos.: 6157-03-070275 (34.40 acres) and 6157-03-150311 (2.00 acres)** in the Town of Wappinger.