

MINUTES

**Town of Wappinger
Zoning Board of Appeals
February 14, 2023
Time: 7:00PM**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Summarized Minutes

Members:

Mr. Galotti	Chairman	Absent
Mr. DellaCorte	Co-Chair	Present
Mr. Barr	Member	Present
Mr. Lorenzini	Member	Present
Mr. Shah	Member	Present

Others Present:

Mr. Horan	Town Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Julius Morton	Variances granted
Karan Garewal	Adjourned to February 28, 2023

Discussion:

Joseph and Dena White	Site visit on February 25, 2023 Public Hearing on February 28, 2023
Ketchamtown Land Development, LLC (Dylan Aguado), Garth Bosman	Site visit on February 25, 2023 Public Hearing on February 28, 2023

Video of the February 14, 2023 Zoning Board of Appeals Meeting:

https://www.youtube.com/watch?v=wKchDem_QEw

Mr. DellaCorte:	Motion to accept the Minutes from January 24, 2023.
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

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.

Present:	Julius Morton – Applicant
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Mr. Dellacorte:	Motion to open the Public Hearing.
Mr. Shah:	Second the Motion.
Vote:	All present voted Aye.

Mr. Barr:	Motion to close the Public Hearing.
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

Mr. Barr:	Motion to grant the applicant the variances. The benefit cannot be achieved by any other means. It is not an undesirable change and it is a lot smaller than what is there now. The request is not substantial. There is no adverse environmental or physical effect. The alleged difficulty is self-created.
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Mr. Lorenzini:	Second the Motion.
Roll Call Vote:	Mr. DellaCorte YES
	Mr. Shah YES
	Mr. Barr YES
	Mr. Lorenzini YES

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.

Present: Nathaniel Gooden – Engineer

Mr. DellaCorte:

Mr. Shah:

Vote:

Motion to open the Public Hearing.

Second the Motion.

All present voted Aye.

Mr. Shah:

Mr. Lorenzini:

Vote:

Motion to adjourn to February 28, 2023.

Second the Motion.

All present voted Aye.

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.

Present: Brian Stokosa –Engineer
Joseph White – Applicant

Site visit on February 25, 2023

Public Hearing on February 28, 2023

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.

Present: Allison Fausner – Attorney

Site visit on February 25, 2023

Public Hearing on February 28, 2023

Mr. Shah:

Mr. DellaCorte:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:12 pm

Bea Ogunti

Secretary

Zoning Board of Appeals