

## AGENDA as of March 6, 2023

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

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

### Roll Call

### Acceptance of the Minutes from February 14, 2023

### Adjourned Public Hearing:

#### 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.

### Public Hearing:

#### 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.

**Discussion:**

**Appeal No.: 23-7781 (Area Variance)**

**Melissa Roe and Kevin White**: At the request of owners, Melissa Roe and Kevin White (Stear Subdivision, Lot 3) who are seeking an area variance Section 240-20 of District Regulations in an R-40 Zoning District.

-Whereas Section 240-20, access to a lot shall be over existing frontage of a street or highway, the applicant proposes access from rear of property over a paper road.

The property is located on **Forest View and Pine Ridge Drive** and is identified as **Tax Grid No.: 6256-02-800965** in the Town of Wappinger. This property is known as Stear Subdivision, Lot 3.

**Appeal No.: 23-7782 (Area Variance)**

**Bryan Dufresne**: 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 **38.58 feet** for the construction of a new house on 0.58 acres, thus requesting a variance of **1.42 feet**.

The property is located at **127 Chelsea Road** and is identified as **Tax Grid No.: 6056-03-461483** in the Town of Wappinger.

**Appeal No.: 23-7783 (Area Variance)**

**Michael Simms**: 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 **30.9 feet** for a 19 x 20 bedroom addition with electric and full bathroom on 0.51 acre, thus requesting a variance of **4.1 feet**.

The property is located at **30 Kent Road** and is identified as **Tax Grid No.: 6258-03-310026** in the Town of Wappinger.

**Appeal No.: 23-7784 (Area Variance)**

**Bruce Greg**: Seeking an area variance Sections 240-37 of District Regulations in an R40 Zoning District.

**-Where no accessory structure over 1,000 sf. is allowed on 3 acres, the applicant is looking to legalize an existing addition to their pole barn which is now 1,600 sf, on 3.05 acres, thus requesting a variance of 600 sf.**

The property is located at **67 Ketchamtown Road** and is identified as **Tax Grid No.: 6157-03-183429** in the Town of Wappinger.

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**Discussion Continues:**

**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 (Lead Agency: January 31, 2023)