

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Application for an Area Variance

Appeal No.: 23-7786

Date: 3-31-23

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), THOMAS/ELIZABETH STRIANESE residing at 785 WHEELER HILL RD.
WAPPINGERS FALLS, NY, (phone) 845-625-7658, hereby,

appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 3/3/2023, and do hereby apply for an area variance(s).

Premises located at: 785 WHEELER HILL RD

Tax Grid No.: 6057-04-698179-0000

Zoning District: R40/80

1. Record Owner of Property:

THOMAS/ELIZABETH STRIANESE

Address: 785 WHEELER HILL RD. WAPPINGERS FALLS, NY

Phone Number: 845-625-7658

Owner Consent dated: 3/9/2023

Signature: Thomas Strianese
Print Name: THOMAS STRIANESE

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: No accessory structure over 1200 sf. on 5 acres or more

Applicant(s) can provide: 1536 sf (32' x 48') garage

Thus requesting: a variance of 336 sf.

To allow: for the construction of a (32' x 48') pole barn with half bath

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: no more than two accessory structures on one building lot

Applicant(s) can provide: has three existing structures

Thus requesting: a variance of three structures

To allow: for three existing structures to remain

3. Reason for Appeal (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

THE STRUCTURE WE'RE PROPOSING WILL BE MINIMALLY VISIBLE FROM THE ROAD, AS IT IS APPROXIMATELY 400 FT FROM OUR FRONTAGE. IT WILL NOT CHANGE THE CHARACTER OF THE NEIGHBORHOOD

B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

WE NEED THE VARIANCE TO BUILD A BARN WHICH WILL HOUSE THE EQUIPMENT NEEDED TO MAINTAIN THE PROPERTY IN A RESPECTFUL MANNER. CURRENTLY, OUR TRACTOR AND LARGER IMPLEMENTS ARE ON THE LAWN.

C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

THE BARN PROPOSED IS APPROXIMATELY 25% LARGER THAN ALLOWABLE

D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

WITH THE VARIANCE, WE WILL MORE CLOSELY RESEMBLE THE LARGE PROPERTY (ROUGHLY 3/4'S THE SIZE OF OURS) BEHIND US WHICH HAS EXISTING BARN.

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 23-7786

E. How did your need for an area variance(s) come about? Is your difficulty self-created?

Please explain your answer in detail.

WHEN WE PURCHASED THE PROPERTY, WE INVESTED IN A TRACTOR AND VARIOUS EQUIPMENT WITH ADDITIONAL IMPLEMENTS NECESSARY TO MAINTAIN THE 24.6 ACRES. THERE IS NO STRUCTURE ON THE PROPERTY CURRENTLY TALL ENOUGH TO ACCOMMODATE THE HEIGHT OF THE TRACTOR INCLUDING THE ROLL BAR SAFETY DEVICE WITH NO BARN THE EQUIPMENT IS A EYE SORE. THE FORMER OWNERS HIZED OUT THE MAINTENANCE. WE DO IT OURSELVES.

F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.

THIS IS THE LARGEST RESIDENTIAL PROPERTY IN THE NEIGHBORHOOD AND DOES NOT HAVE ADEQUATE EQUIPMENT STORAGE, AS NOTED EARLIER, THERE IS A LARGE PROPERTY BEHIND US THAT HAS MULTIPLE OUT BUILDINGS. WE WILL BECOME MORE SIMILAR TO THAT.

4. List of attachments (Check applicable information)

- () Survey dated: 2/23/2016 Last revised — and
Prepared by: THOMAS E. CERCHIARA
- () Plot Plan dated: —
- () Photos
- () Drawings dated: —
- () Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: BARBARA ROBERTI Dated: 3/3/2023
- () Other (Please list): —

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE: Thomas A. Atranesi
(Appellant)

DATED: 3/9/2023

SIGNATURE: —
(If more than one Appellant)

DATED: —

FOR OFFICE USE ONLY

1. THE REQUESTED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. ☐ **YES** / ☐ **NO**, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE ☐ **IS (ARE)** / ☐ **IS (ARE)** NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) ☐ **IS** / ☐ **ARE** NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY ☐ **IS** / ☐ **IS NOT** SELF-CREATED.

CONCLUSION: THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS
☐ **GRANTED** ☐ **DENIED**

CONDITIONS / STIPULATIONS: The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

☐ **FINDINGS & FACTS ATTACHED.**

DATED: _____

**ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK**

BY: _____
(Chairman)

PRINT: _____

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 23-7786

Date: 3/9/2023

Grid No.: 6057-04-69817-0000

Zoning District: R40/80

Location of Project:

785 WHEELER HILL RD WAPPINGERS FALLS, NY

Name of Applicant:

THOMAS/ELIZABETH STRIANESE 845-625-7658
Print name and phone number

Description of Project: POLE 32' x 48' BARN WITH HALF BATH

I THOMAS/ELIZABETH STRIANESE, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

3/9/2023
Date

Thomas Strianese
Owner's Signature

845-625-7658
Owner's Telephone Number

THOMAS STRIANESE
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: STRIANESE POLE BARN			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: BUILD 32' x 48' POLE BARN WITH HALF BATH			
Name of Applicant or Sponsor: THOMAS/ELIZABETH STRIANESE		Telephone: 845-625-7658	
Address: 785 WHEELER HILL RD		E-Mail: MAIN-484@YAHOO.COM	
City/PO: WAPPINGERS FALLS		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		24.6 acres	
b. Total acreage to be physically disturbed?		5.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>THOMAS/ELIZABETH STRIANESE</u> Date: <u>3/10/2023</u> Signature: <u>Thomas Strianese</u> Title: <u>3/10/2023</u>		

Town of Wappinger
20 Middlebush Rd.
Wappingers Falls, NY 12590
(845) 297-6256

To: Stritex LLC
785 Wheeler Hill Rd

SBL: 6057-04-698179-0000
Date of this Notice: 03/31/2023
Zone:
Application: 42837

For property located at: 785 Wheeler Hill Rd

Your application to:

POLE BARN - 32 X 48 WITH HALF BATHROOM

is denied for the following deficiency under Section **240-37** of the Zoning Laws of the Town of Wappinger.

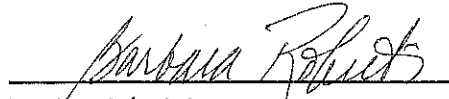
Where no accessory structure can be over 1200 sf on 5 acres or more, the applicant is proposing a 1536 sf garage. (32' x 48')

Where no more than two accessory structures are permitted on one building lot, the applicant currently has 3 existing structures.

	RE QUI R E D:	WHAT YOU CAN PROVIDE:
REAR YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.
FRONT YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.

You have the right to appeal this decision to the Zoning Board of Appeals within 60 days of the date of this letter. This Zoning Board of Appeals meets the second and fourth Tuesday of the month. The area variance appeal will require at least two meetings, one for discussion and one for a Public Hearing. The required forms can be obtained at this office or on our website at www.townofwappingerny.gov

Very Truly,



Zoning Administrator

Town of Wappinger

RECEIVED

MAR 01 2023

Building Department
Town of Wappinger

TOWN OF WAPPINGER BUILDING DEPARTMENT

20 Middlebush Road, Wappingers Falls, N.Y. 12590

telephone: 845-297-6256 fax: 845-297-0579

APPLICATION FOR BUILDING PERMIT

APPLICATION TYPE:

☒ Residential

ZONE: R40/80

DATE: 3/3/2023

☒ New Construction

☐ Commercial

APPL #: 42837

PERMIT #

☐ Renovation/Alteration

☐ Multiple Dwelling

GRID: 135689-6057-04-698179-0000

APPLICANT NAME: Thomas/Elizabeth Strianese

ADDRESS: 785 Wheeler Hill Rd Wappingers Falls, NY 12590

TEL #: 845-625-7658

CELL: 845-625-7658

FAX #:

E-MAIL: tomstrianese@optor

*

NAME OWNER OF BUILDING/LAND: Thomas/Elizabeth Strianese

***PROJECT SITE ADDRESS*:** 785 Wheeler Hill Rd Wappingers Falls, NY 12590

MAILING ADDRESS: 785 Wheeler Hill Rd Wappingers Falls, NY 12590

TEL #: 845-625-7658

CELL: 845-625-7658

FAX #:

E-MAIL: tomstrianese@optor

BUILDER/CONTRACTOR DOING WORK:

COMPANY NAME:

Housekeeper Construction Corp.

ADDRESS: 242 Diddle Rd. Poughkeepsie, NY 12603

TEL #: 845-471-1225

CELL: 845-471-1225

FAX #:

E-MAIL: pete@oaksidepok

DESIGN PROFESSIONAL NAME:

TEL #:

CELL:

FAX #:

E-MAIL:

APPLICATION FOR: 32' x 48" pole barn w/ half bathroom

1200 SF allowed over 5 acres

1536 SF

24.60 Acres

SETBACKS: FRONT: 460'

REAR: 920'

L-SIDEYARD: 75'

R-SIDEYARD: 560'

SIZE OF STRUCTURE: 32' x 48'

ESTIMATED COST: 150,000

TYPE OF USE: Equipment Storage/Workshop

NON-REFUNDABLE APPL. FEE: 150- **PAID ON:** 3/3/23 **CHECK #** 264 **RECEIPT #:** 2023-00345

BALANCE DUE:

PAID ON:

CHECK #

RECEIPT #:

APPROVALS:

ZONING ADMINISTRATOR:

☒ Approved ☒ Denied

Date:

3/3/23

Barbara Roberts

Thomas Strianese

Signature of Applicant

FIRE INSPECTOR:

☐ Approved ☐ Denied

Date:

Signature of Building Inspector

THOMAS STRIANESE

Print Name or Company Name(if applicable)

TOWN OF WAPPINGER PLOT PLAN

Building Permit # _____

Date 3/1/2023

Address: 785 Wheeler Hill Rd Wappingers Falls, NY 12591

Interior/Corner Lot: circle one

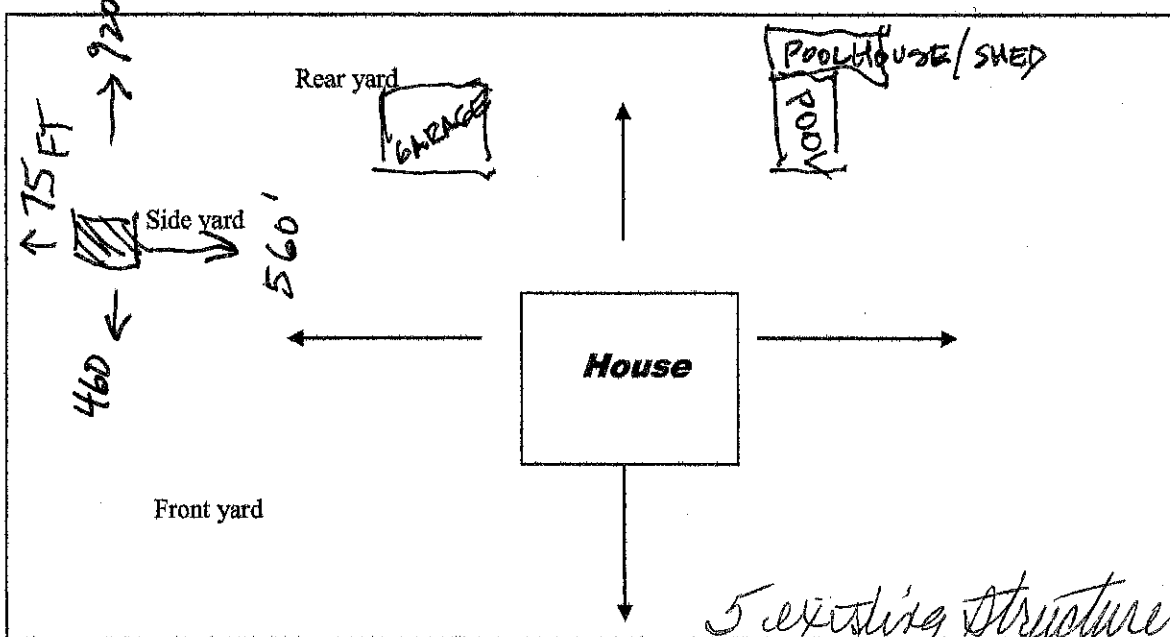
Owner of Land Thomas/Elizabeth Strianes

Zone: R40/80

LIST ALL EXISTING STRUCTURES ON PROPERTY: (ie: Pool, shed, decks, detached garage)

1. House, Pool House, Garage (equipped for pool)
(Amenity shed 12x10) (Amenity shed 15x8)

STRUCTURE MUST MEET REQUIRED SETBACKS. PLEASE CONTACT OUR OFFICE TO FIND OUT HOW FAR YOU NEED TO BE FROM YOUR PROPERTY LINES.



INSTRUCTIONS:

- Draw proposed location of structure on plot plan.
- Indicate location setbacks to both sides and rear property line (How far away is the structure from all property lines, measure in feet) Structure must meet setback requirements.

****Please contact our office to verify your setback requirements. ****

Thomas Strianes
Signature

Approved: Rejection

Barbara Gohrt
Zoning Administrator

Date: 3.3.23