

AGENDA amended on June 7, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 13, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from May 23, 2023

Roll Call

Adjourned Public Hearing:

Appeal No.: 23-7792 (Area Variance)

Brian A. Riguzzi: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **25 feet** to the side (left) property line is required, the applicant can provide **6.5 feet** for the legalization of a 10'9" x 16'2" wood shed, thus requesting a variance of **18.5 feet**.

The property is located at **9 Larissa Lane** on 1.1 acres and is identified as **Tax Grid No.: 6358-03-246464** in the Town of Wappinger.

Discussion:

Appeal No.: 23-7796 (Area Variance)

Shawn M. Adams: Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

-Where **50 feet** to the rear property line is required, the applicant can provide **25 feet** for the installation of a 14' x 30' above ground pool, thus requesting a variance of **25 feet**.

The property is located at **38 Red Hawk Hollow Road** on 1.00 acres and is identified as **Tax Grid No.: 6359-02-795544** in the Town of Wappinger.

Appeal No.: 23-7797 (Area Variance)

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

-Where **20 feet** to the side (right) property line is required, the applicant can provide **8.6 feet** for the legalization of an existing 186 sf. screened in porch, thus requesting a variance of **11.4 feet**.

The property is located at **27 DeGarmo Hills Road** on 1.00 acres and is identified as **Tax Grid No.: 6258-02-777827** in the Town of Wappinger.

Discussion Continues:

Appeal No.: 23-7791 (Area Variance)

Cesar A. Barzallo: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where fences in front yards can have a maximum height of 4 feet, the applicant is requesting a height of 6 feet along two streets, thus requesting a variance to allow a 6 foot fence along Roberts Road and Spook Hill Road.

The property is located at **15 Spook Hill Road** on 1.03 acres and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

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)