

**AGENDA amended on June 20, 2023**

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: June 27, 2023**  
**TIME: 7:00 PM**

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

**Acceptance of the Minutes from June 13, 2023.**

**Roll Call**

**Public Hearing:**

**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 **27 feet** for the installation of a 14' x 30' above ground pool, thus requesting a variance of **23 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 **48 DeGarmo Hills Road** on 1.00 acres and is identified as **Tax Grid No.: 6258-02-777827** in the Town of Wappinger.

**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.

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**Discussion:**

**Appeal No.: 23-7798 (Area Variance)**

**33 Middlebush Road:** Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **75 feet** to a County road front yard property line is required, the applicant can provide **29 feet** for the reconstruction of a dilapidated building structure for contractor storage, thus requesting a variance of **46 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **39 feet** for the reconstruction of a dilapidated building structure for contractor storage, thus requesting a variance of **11 feet**.

The property is located at **33 Middlebush Road** on a total of 1.75 acres and is identified as **Tax Grid Nos.: 6157-01-396837 (0.87 acres) and 6157-01-414840 (0.88 acres)** in the Town of Wappinger.

**Appeal No.: 23-7799 (Area Variance)**

**Julius Morton:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear property line is required, the applicant can provide **27 feet** for the construction of a 16' x 32' in ground pool, thus requesting a variance of **13 feet**.

The property is located at **12 Fox Hill Road** on 1.00 acres and is identified as **Tax Grid No.: 6257-01-403820** 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)

**Miscellaneous:**

Summer Schedule