

ALFRED A. CAPPELLI, JR.
ARCHITECT
23 DIDDELL ROAD
WAPPINGERS FALLS, NY 12590

Telephone: 845-632-6500
Fax: 845-632-6499
Email: acappe2102@aol.com



June 23, 2023

Town of Wappingers ZBA
30 Middlebush Rd.
Wappingers Falls, NY

Re: Borassi Residence
36 Smith Crossing Rd.
Amending zoning variance report

Dear Ms. Roberti,

Attached please find our revised zoning application for two additional area variances for the existing non-conforming swimming pool and deck surround.

We have filed a separate application to the Building Department for those two items in addition to the enlargement of the existing deck which appears to meet the setbacks.

Please review the enclosed and let me know if there's anything else you might need. Thank you for your time and cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alfred A. Cappelli, Jr.", written over a horizontal line.

Alfred A. Cappelli, Jr.
Architect

AAC/dc
Attach

BORASSI RESIDENCE

36 SMITH CROSSING ROAD

TOWN OF WAPPINGER, NY

ZONING AREA VARIANCE APPLICATION

PREPARED BY

ALFRED CAPPELLI

ARCHITECT

1136 ROUTE 9

WAPPINGERS FALL, NY

REVISED JUNE 19, 2023

BORASSI RESIDENCE
36 SMITH CROSSING ROAD

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BORASSI RESIDENCE
36 SMITH CROSSING ROAD

PROJECT NARRATIVE

THERE ARE FOUR AREA VARIANCES FOR WHICH THE OWNERS SEEK VARIANCES.

THE OWNERS OF THE PROPERTY, FRANK & CAROL BORASSI ARE LOOKING TO ADD ON TO THEIR CURRENT RESIDENCE AT 36 SMITH CROSSING ROAD AND CREATE A SEPARATE APARTMENT FOR THEMSELVES TO MOVE INTO AND PLAN TO DEED THE HOUSE OVER TO THEIR DAUGHTER WHO WILL RESIDE IN THE MAIN PORTION OF THE HOME WITH HER FAMILY.

THE PROJECT INCLUDES CONVERTING THE EXISTING TWO CAR GARAGE INTO A FAMILY ROOM ALONG WITH A SIZEABLE ADDITION COMPRISED OF THE LIVING QUARTERS FOR FRANK AND CAROL, A NEW 2 CAR GARAGE TO REPLACE THE EXISTING GARAGE BEING CONVERTED TO A FAMILY ROOM AS PART OF THE MAIN HOUSE, ALONG WITH A SIDE ENTRY WHICH SERVES AS A MUD ROOM FOR BOTH THE MAIN HOUSE AND APARTMENT AS WELL AS CREATING A CONVENIENT WALK-THRU TO THE BACK YARD (SEE ATTACHED ARCHITECTURAL PLANS)

THE APPLICANT IS SEEKING TWO VARIANCES FOR THE ADDITION.

1. THE FIRST IS A SIDEYARD VARIANCE OF 5 FT. AS 40 FT. IS REQUIRED IN THIS ZONE AND ONLY 35 FT. CAN BE PROVIDED.
THIS LOT, PREVIOUSLY IN A ONE ACRE ZONE, WAS NOT TOO LONG AGO CONVERTED TO A 3 ACRE ZONE AS PART OF THE LARGE FARM AREA TO THE LEFT AND REAR OF THE PROPERTY. ALL OF THE SURROUNDING NEIGHBORHOOD REMAINED AS A ONE ACRE ZONE, BUT FEEL THIS LOT WAS ADDED INTO THE 3 ACRE RE-ZONE DUE TO ITS SIZE (4.6 Ac.)
THE LOT IS A TRIANGULAR LOT WITH THE HOUSE TUCKED WAY BACK CLOSE TO THE LEFT PROPERTY LINE WHERE THE ADDITION IS BEING PROPOSED.
2. THE SECOND VARIANCE IS FOR THE SIZE OF THE APARTMENT WHICH LIMITS THE SIZE OF ACCESSORY APARTMENTS TO 1,000 SF AND WE ARE SLIGHTLY OVER THAT WITH 1,148 SF (PLUS A SMALL LOFT). *4205F - Total apartment 1568 SF*
THE ADDITION IS TO THE REAR OF THE PROPOSED NEW GARAGE AND WILL NOT BE SEEN FROM THE STREET SO VISUALLY, THE ADDITION DOES NOT OVERPOWER THE HOUSE VISUALLY.
THE EXISTING HOUSE IS A CAPE COD STYLE HOUSE WITH THE ADDITION DESIGNED IN THE SAME 1-1/2 STORY ARCHITECTURAL STYLE.

TWO ADDITIONAL VARIANCES ARE BEING REQUESTED AS WELL TO LEGALIZE AN EXISTING ABOVE GROUND SWIMMING POOL AND SURROUNDING POOL DECK, BOTH OF WHICH WERE CONSTRUCTED A NUMBER OF YEARS AGO WITHOUT THE PROPER PERMITS. THE LOT WITH ITS TRIANGULAR SHAPE AND POSITION OF THE HOUSE CAN BE ARGUED THAT IT HAS TWO SIDE YARDS.

THAT COUPLED WITH THE MOST RECENT RE-ZONING CHANGES (APPROX. 10 YEARS AGO) THIS PROPERTY ALONG WITH SEVERAL MUCH LARGER PARCELS WERE RE-ZONED FROM ONE ACRE TO THREE ACRE, THUS CHANGING AT LEAST THE SIDE YARD REQUIREMENTS.

IT COULD BE ARGUED THAT THE BORASSI'S PRE ZONING CHANGE CONSTRUCTED THE POOL AND DECK IN CONFORMITY ASSUMING THERE WERE TWO SIDE YARDS WITH THE REQUIREMENTS BEING 25 FT. FOR A SETBACK.

ALL THAT NOT WITHSTANDING THE ABOVE GROUND POOL IS 28 FT. FROM THE NOW REAR YARD WITH THE POOL DECK BEING 32 FT. REQUIRING A 22 FT. AND 18 FT. VARIANCE RESPECTFULLY.

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.: 23-7801

Date: 7-19-23

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

I (We), Alfred Cappelli Jr Architect residing at 23 Piddell Road
Wappingers Falls NY, (phone) 914 489 6192 (c), hereby,
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 6-27-23, and do hereby apply for an area variance(s).

Premises located at: 36 Smith Crossing Road
Tax Grid No.: 6339-03-102389
Zoning District: R-3A

1. Record Owner of Property:

Frank & Carol Boraggi
Address: 36 Smith Crossing Road
Phone Number: 845 590-6084 (c)
Owner Consent dated: _____

Signature: [Signature]
Print Name: Alfred Cappelli Jr
Architect

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: 40 ft

Applicant(s) can provide: 35 ft

Thus requesting: 5 ft variance

To allow: To construct addition including
livable space and garage

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 23-7801

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.

240-53(B) 4

(Indicate Article, Section, Subsection and Paragraph)

Required: Max allowed accessory apartment - 1,000 sf
Applicant(s) can provide: 1,568 sf request to be built
Thus requesting: 568 sf overage
To allow: construction of accessory apartment

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 existing house sets back off the road
over 400 ft & house is not seen from
road & proposed addition to the left &
rear

- 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.

The location of the existing home, garage & driveway
makes it difficult to locate the garage addition elsewhere
& 1,000 sf addition is barely adequate for living, bedroom
& kitchen area.

- 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.

Side yard variance not substantial (5 ft)
former zone was one zone & all surrounding
homes are in one zone w/ tighter reqs.
size of Apartment above minimum is approx 11.5% not
substantial

- 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.

The physical environment will not be changed as
current home, even with addition is not seen
from the main road.

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 23-7801

Variance No. 3

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: 50 ft rear yard
Applicant(s) can provide: 28 feet to pool
Thus requesting: 22 ft variance
To allow: legalization of existing above ground pool

Variance No. 4

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: 50 ft rear yard
Applicant(s) can provide: 32 ft
Thus requesting: 18 ft variance
To allow: legalization of existing pool deck

Variance No. 5

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

(Indicate Article, Section, Subsection and Paragraph)

Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

Variance No. 6

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

(Indicate Article, Section, Subsection and Paragraph)

Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 23-7801

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

Addition has not been constructed yet

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

The triangular shape of the lot and location of the house to the rear makes this situation unique

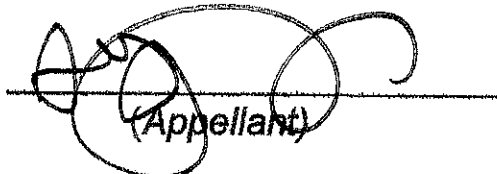
4. List of attachments (Check applicable information)

- (☒) Survey dated: 9/28/87, Last revised N/A and
Prepared by: Ray Kilmire
(☒) Plot Plan dated: Not dated - prepared by Alfred Coppell, Architect
() Photos
(☒) Drawings dated: not dated - prepared by Alfred Coppell, Architect
() Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: Barbara Roberti Dated: 6-27-23
() 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: _____


(Appellant)

DATED: June 1, 2023
June 19, 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: 845-297-6266
Fax: 845-297-0579

Owner Consent Form

Project No: 23-7801 Date: June 1, 2023

Grid No.: 6359.03-102389 Zoning District: R-3A

Location of Project:

36 Smith Crossing Road

Name of Applicant:

Alfred Cappelli, Jr. Architect
Print name and phone number

Description of
Project:

Variance Request for side
yard setback & accessory apartment
size

I, Frank Borzani, 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.

June 1, 2023
Date

[Signature]
Owner's Signature

590-6084 (c)
Owner's Telephone Number

Frank Borzani
Print Name and Title *** owner

*** 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.

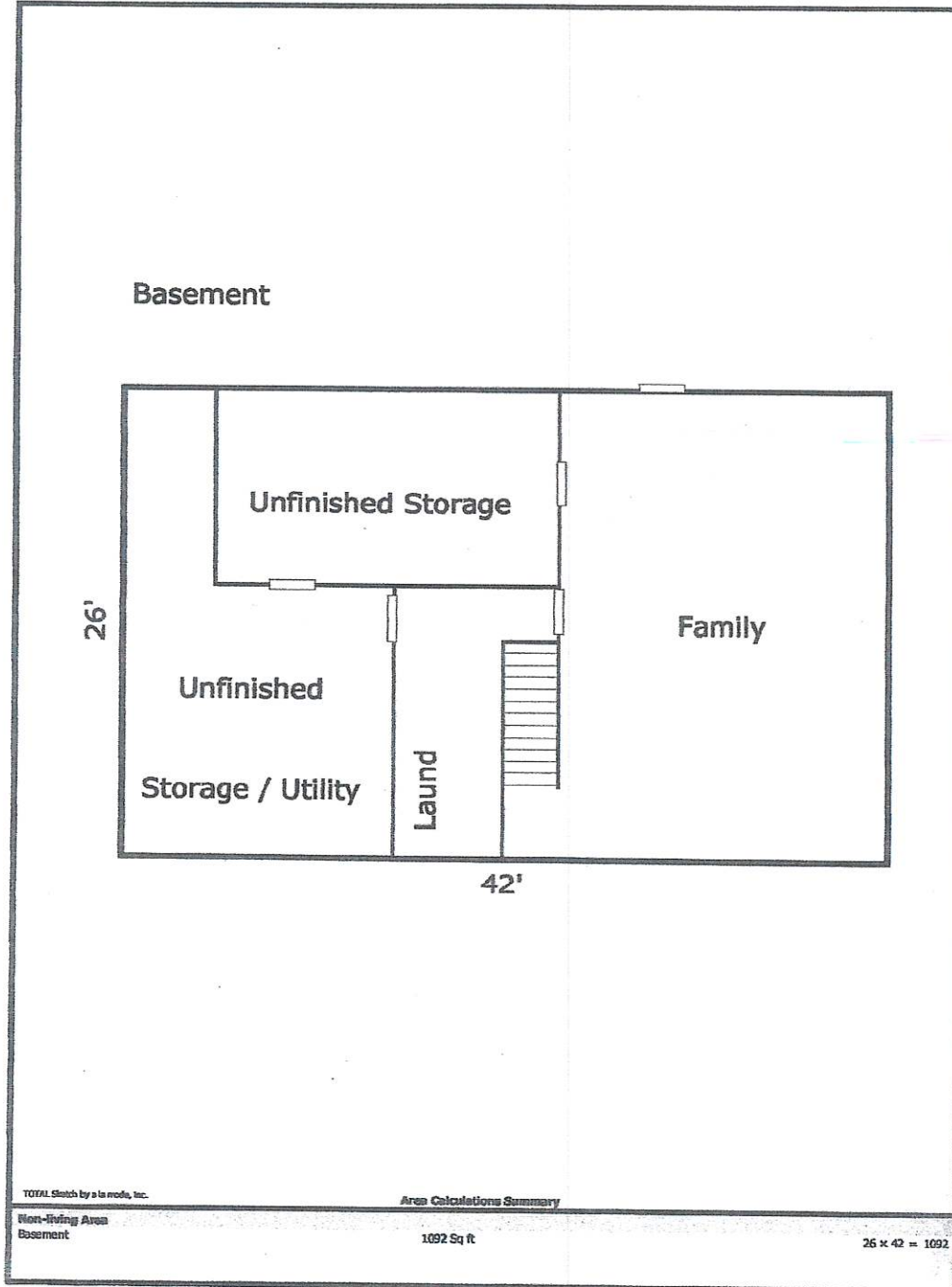
Part 1 - Project and Sponsor Information			
Name of Action or Project: Borassi Residence - Proposed Addition			
Project Location (describe, and attach a location map): 36 Smith Crossing Road T/O Wappinger			
Brief Description of Proposed Action: Construction of residential addition which will require side yard setback variance & accessory apartment size exceeding the maximum. Also legalization of non conforming above ground pool & deck			
Name of Applicant or Sponsor: Alfred Cappelli Jr. Architect		Telephone: 632-6900	
		E-Mail: ACAPPE2102@AOL.COM	
Address: 1136 Route 9			
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 checked="" 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: 2BA - Variance Bldg Dept. Bldg Permit & C.O.			<input type="checkbox"/> <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.66 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.66 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input 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	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>septic system</u>	<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"/> Wetland	<input type="checkbox"/> Urban	<input checked="" 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Alfred Cappelletti, Jr.</u> Date: <u>June 1, 2023</u>		
Signature: <u>[Signature]</u> Title: <u>Architect</u>		

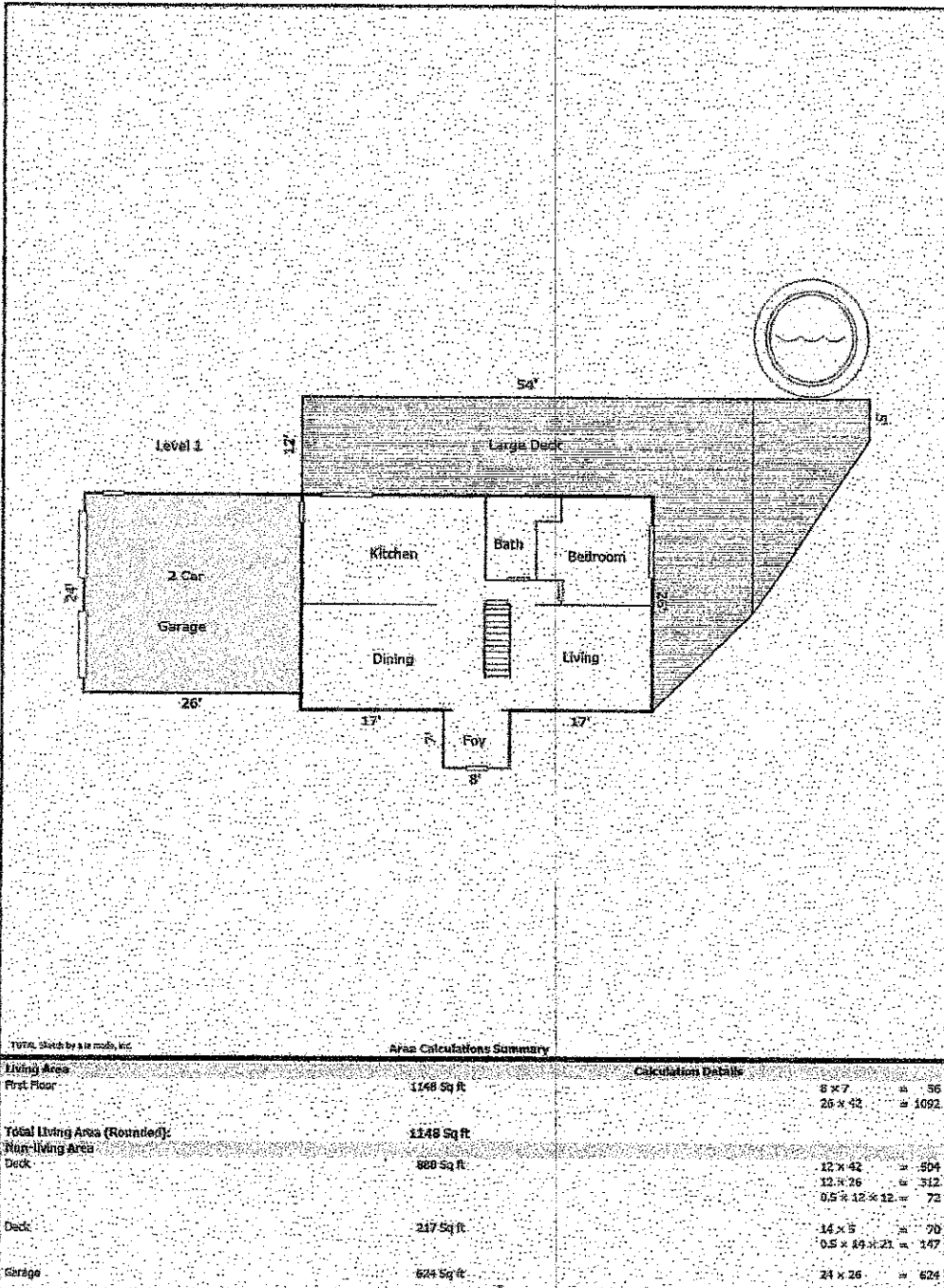
Building Sketch

Borrower	Frank & Carol Borassi				
Property Address	38 Smith Crossing Rd				
City	Wappingers Falls	County	Dutchess	State	NY Zip Code 12590
Lender/Client	Heritage Federal Credit Union				



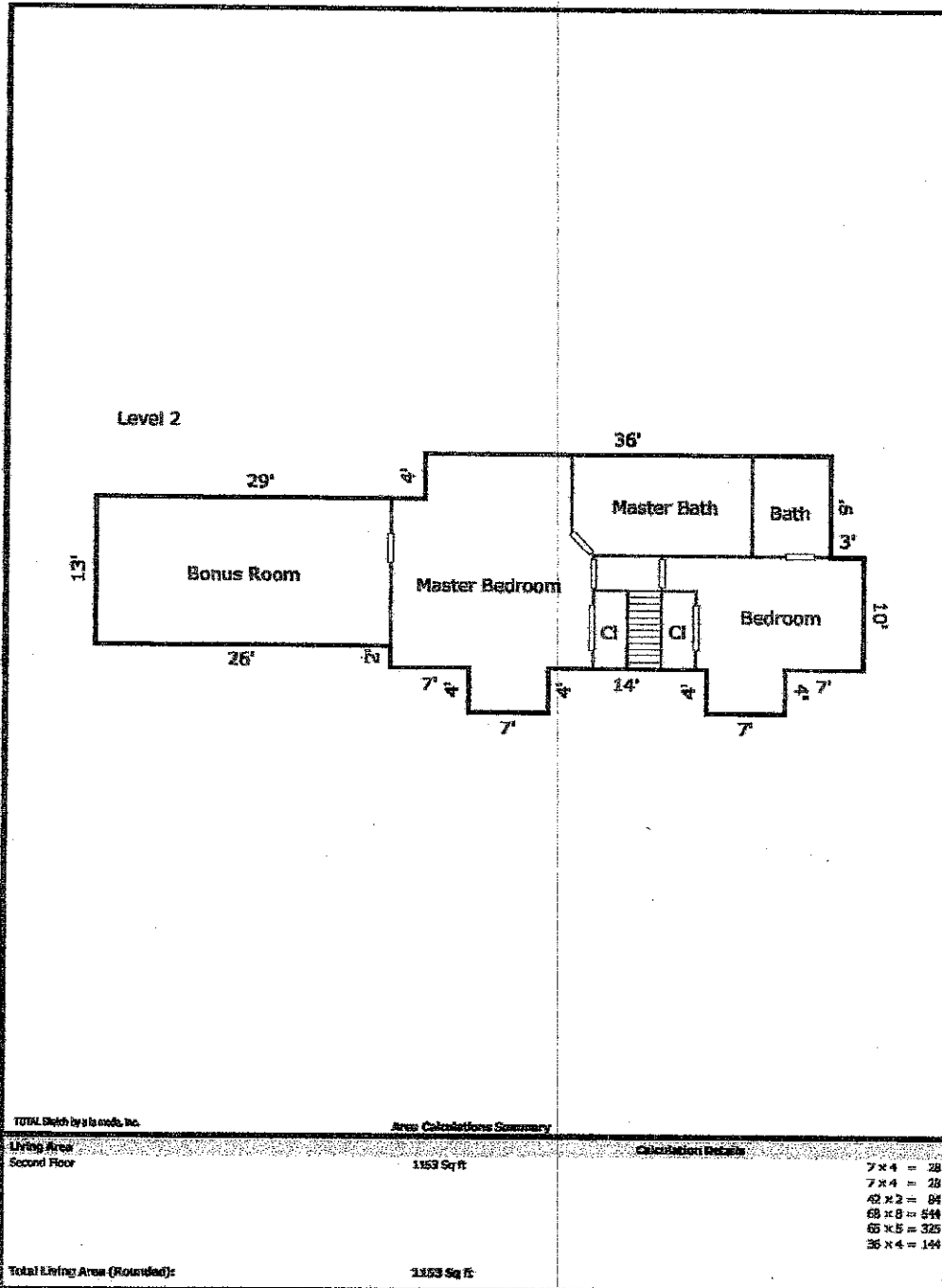
Building Sketch

Borrower	Frank & Carol Borassi				
Property Address	36 Smith Crossing Rd				
City	Wappingers Falls	County	Dutchess	State	NY Zip Code 12580
Lender/Client	Heritage Federal Credit Union				

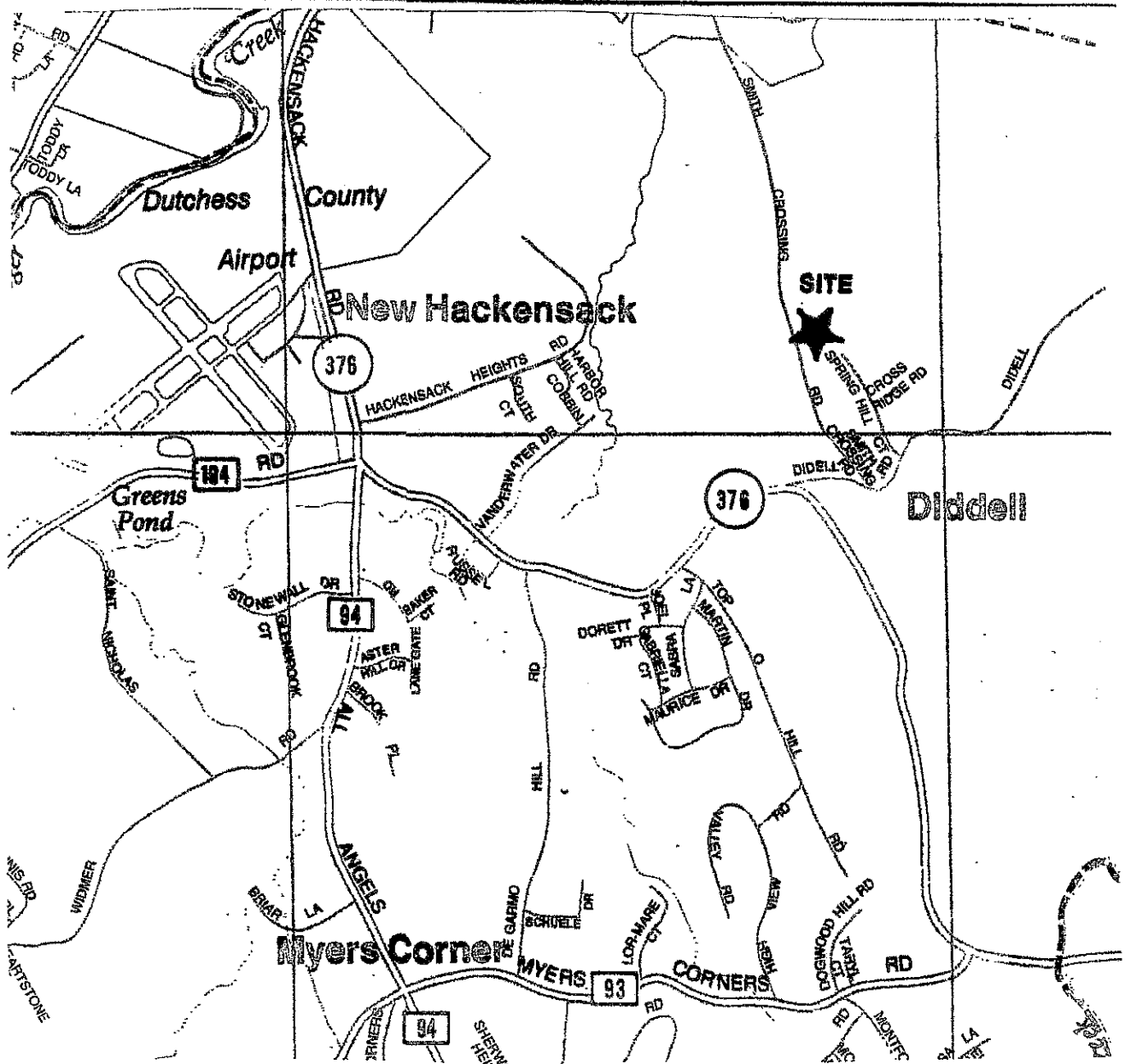


Building Sketch

Borrower	Frank & Carol Borassi				
Property Address	36 Smith Crossing Rd				
City	Wappingers Falls	County	Dutchess	State	NY
Zip Code	12590				
Lender/Cliant	Heritage Federal Credit Union				



LOCATION MAP

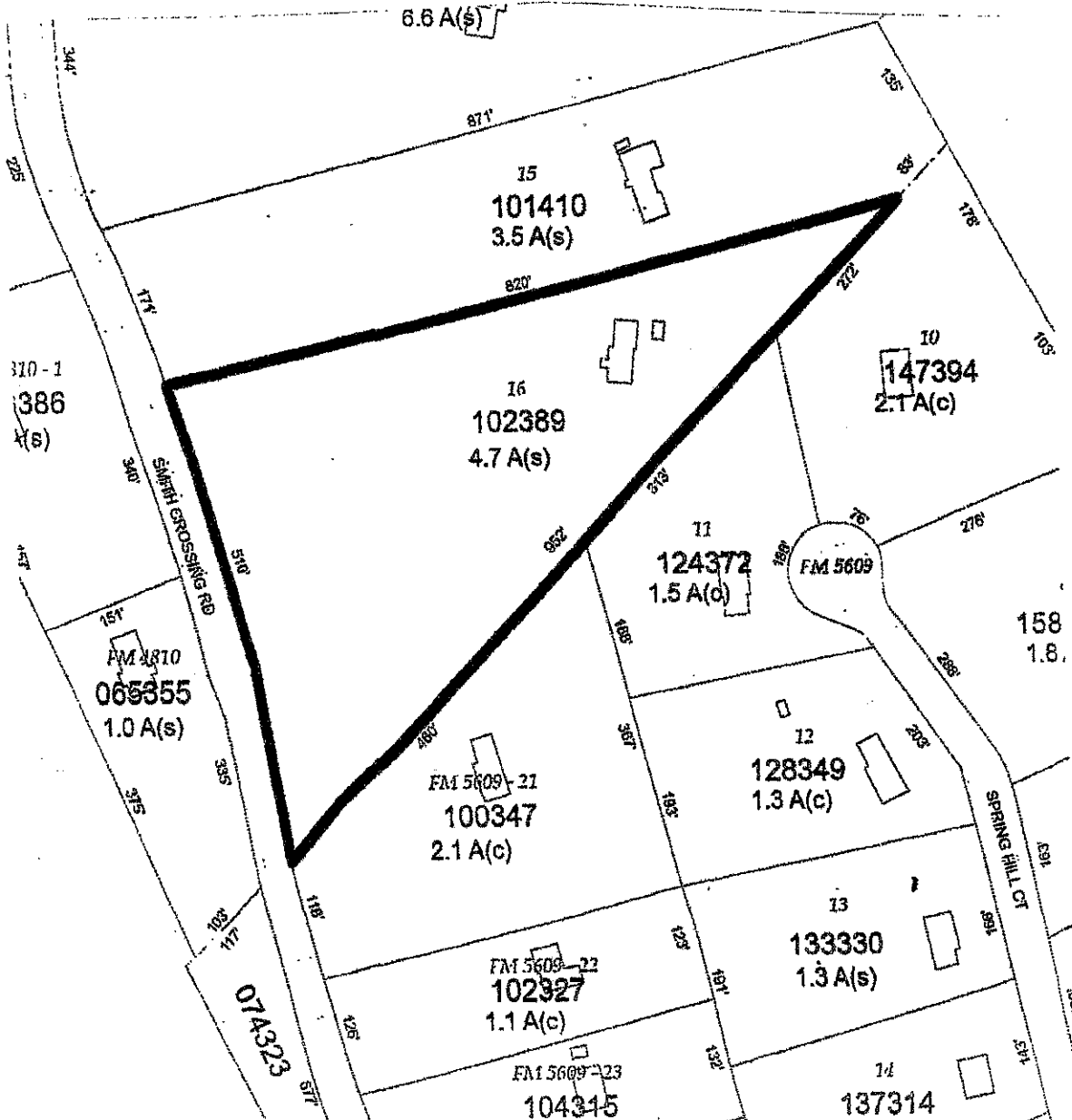


PROPOSED ADDITION & ALTERATIONS FOR

FRANK & CAROL BORASSI

36 SMITH CROSSING ROAD TOWN OF WAPPINGER, NY

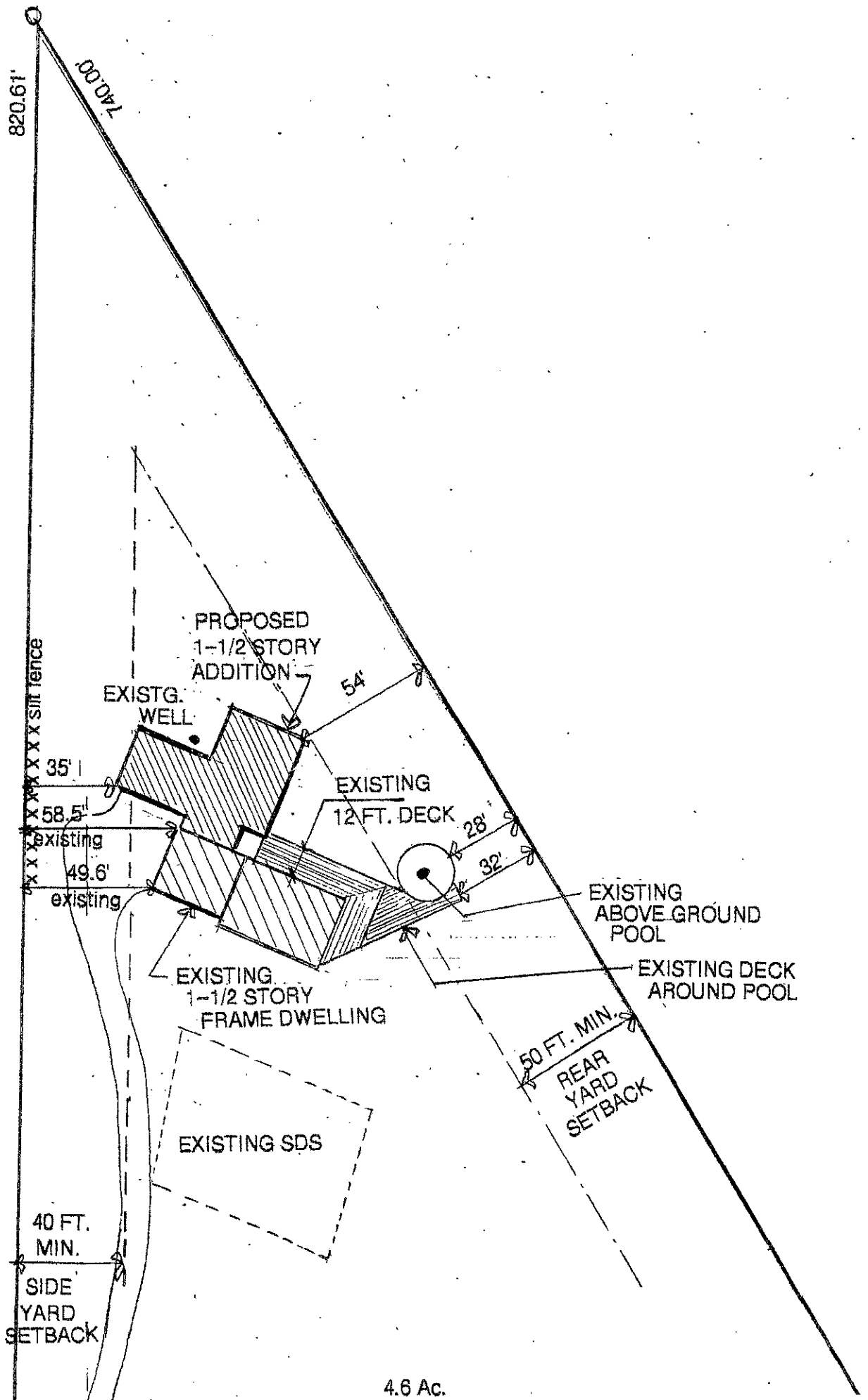
AREA MAP



PROPOSED ADDITION & ALTERATIONS FOR

FRANK & CAROL BORASSI

36 SMITH CROSSING ROAD TOWN OF WAPPINGER, NY



4.6 Ac.

BORASSI RESIDENCE

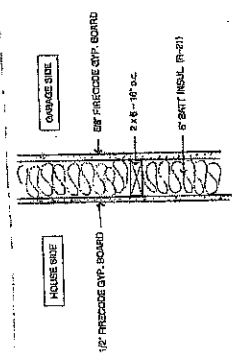
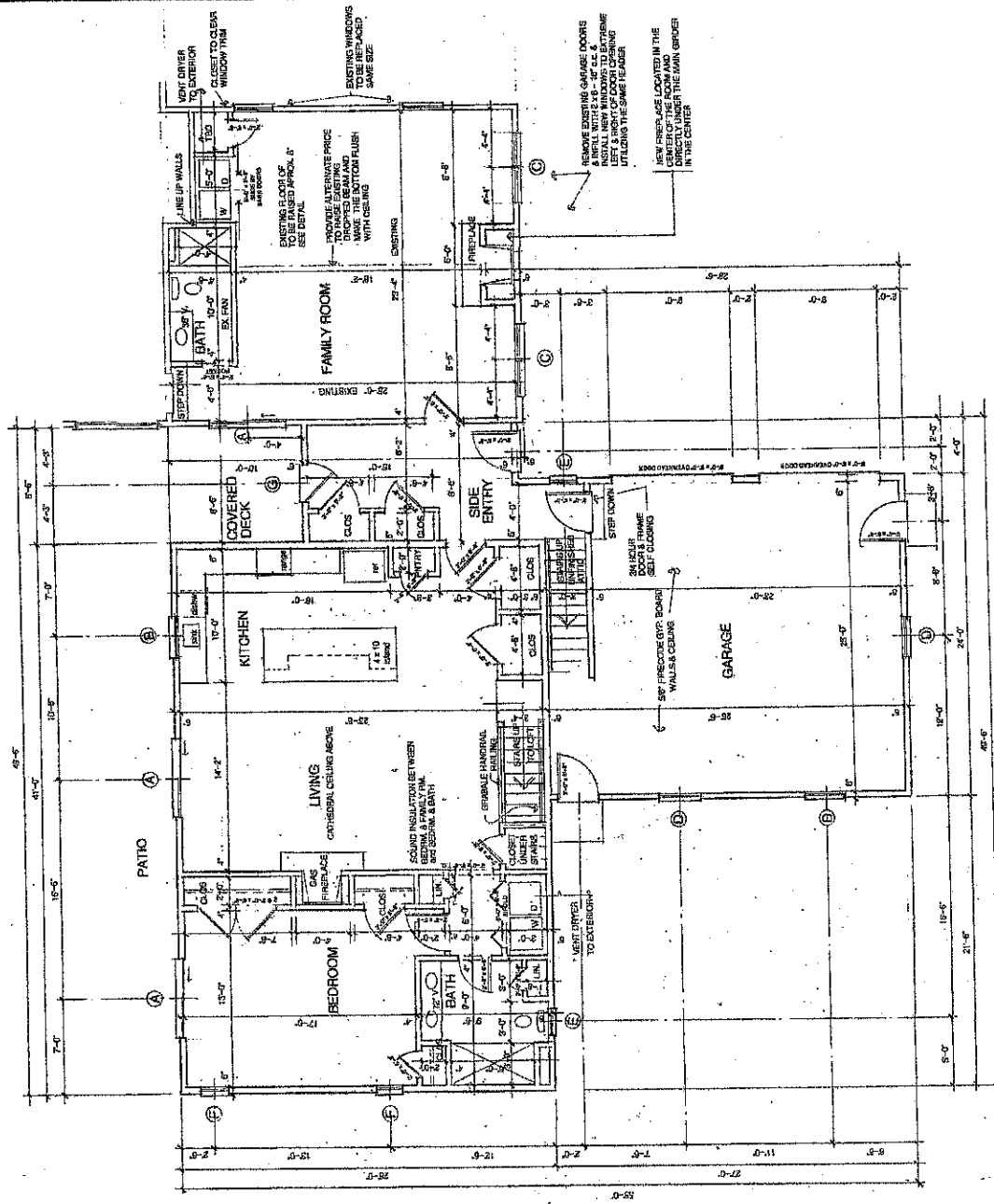
36 SMITH CROSSING ROAD

ARCHITECTURAL FLOOR PLAN

PROPOSED ADDITION & ALTERATIONS FOR
 FRANK & CAROL BOROSKI
 30 SMITH CROSSING ROAD TOWN OF WARREN, NY

ALFRED A. CAPPELLI, JR., AIA
 ARCHITECT
 1130 ROUTE 9 WARREN, N.Y. 12580
 (518) 537-2212

FIRST FLOOR PLAN



GARAGE / HOUSE FIREWALL

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

To: Colao, Carol
36 Smith Crossing Rd

SBL: 6359-03-102389-0000
Date of this Notice: 06/27/2023
Zone:
Application: 43283

For property located at: 36 Smith Crossing Rd

Your application to:

POOL/DECK LEGALIZE DECK EXTENSION AND ABOVE GROUND SWIMMING POOL WITH POOL DECK

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


Where 50 feet to the rear property line is required, the applicant can provide 28 feet for an existing AG pool.

Where 50 feet to the rear property line is required, the applicant can provide 32 feet for an existing pool deck.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	<u>50</u> ft.	<u>32</u> ft. <i>Pool Deck</i>
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

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

To: Colao, Carol
36 Smith Crossing Rd

SBL: 6359-03-102389-0000
Date of this Notice: 07/19/2023
Zone:
Application: 43216

For property located at: 36 Smith Crossing Rd

Your application to:

ADDITION/GARAGE- PROPOSED NEW GARAGE AND 1,568 SF ADDITION

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

Where no more than 35% of the current sf can be used or a maximum of 1,000 sf for an accessory apartment, the applicant is proposing an accessory apartment of 1,568 sf.

This apartment is 1148 sf on main floor with a 420 sf loft above.

Where 40 feet to the side property line is required, the applicant can provide 35 feet for the new addition.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	<u>40</u> ft.	<u>35</u> 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

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
☐ New Construction ☐ Commercial
☒ Renovation/Alteration ☐ Multiple Dwelling

ZONE: R-3A DATE: June 1, 2023

APPL #: 43216 PERMIT # _____
GRID: 6359-03-102389

APPLICANT NAME: Alfred Cappelli, Jr Architect

ADDRESS: 1136 Route 9 Wappingers Falls

TEL #: 632-6500 CELL: 914 489 6192 FAX #: 632-6499 E-MAIL: ACAPPE2102@aol.com

NAME OWNER OF BUILDING/LAND: Frank Borassi

PROJECT SITE ADDRESS: 36 Smith Crossing Road

MAILING ADDRESS: 36 Smith Crossing Rd W.F.

TEL #: _____ CELL: 590-6001 FAX #: _____ E-MAIL: _____

BUILDER/CONTRACTOR DOING WORK:

COMPANY NAME: Owner

ADDRESS: _____

TEL #: _____ CELL: _____ FAX #: _____ E-MAIL: _____

DESIGN PROFESSIONAL NAME: Alfred Cappelli, Jr

TEL #: _____ CELL: _____ FAX #: _____ E-MAIL: _____

APPLICATION FOR: Proposed Garage & Addition

SETBACKS: FRONT: 460 REAR: 54 L-SIDEYARD: 35 R-SIDEYARD: N/A

SIZE OF STRUCTURE: 1,932 sf

ESTIMATED COST: _____ TYPE OF USE: _____

NON-REFUNDABLE APPL. FEE: 150 PAID ON: 6/9/23 CHECK # 2815 RECEIPT #: 2023-01029

BALANCE DUE: _____ PAID ON: _____ CHECK # _____ RECEIPT #: _____

APPROVALS:

ZONING ADMINISTRATOR:

☐ Approved ☒ Denied Date: 6-27-23

Alfred Cappelli, Jr
Signature of Applicant

Alfred Cappelli, Jr
Print Name or Company Name (if applicable)
Architect

FIRE INSPECTOR:

☐ Approved ☐ Denied Date: _____

Signature of Building Inspector

TOWN OF WAPPINGER PLOT PLAN

Building Permit # _____

Date June 1, 2023

Address: 36 Smith Crossing Rd

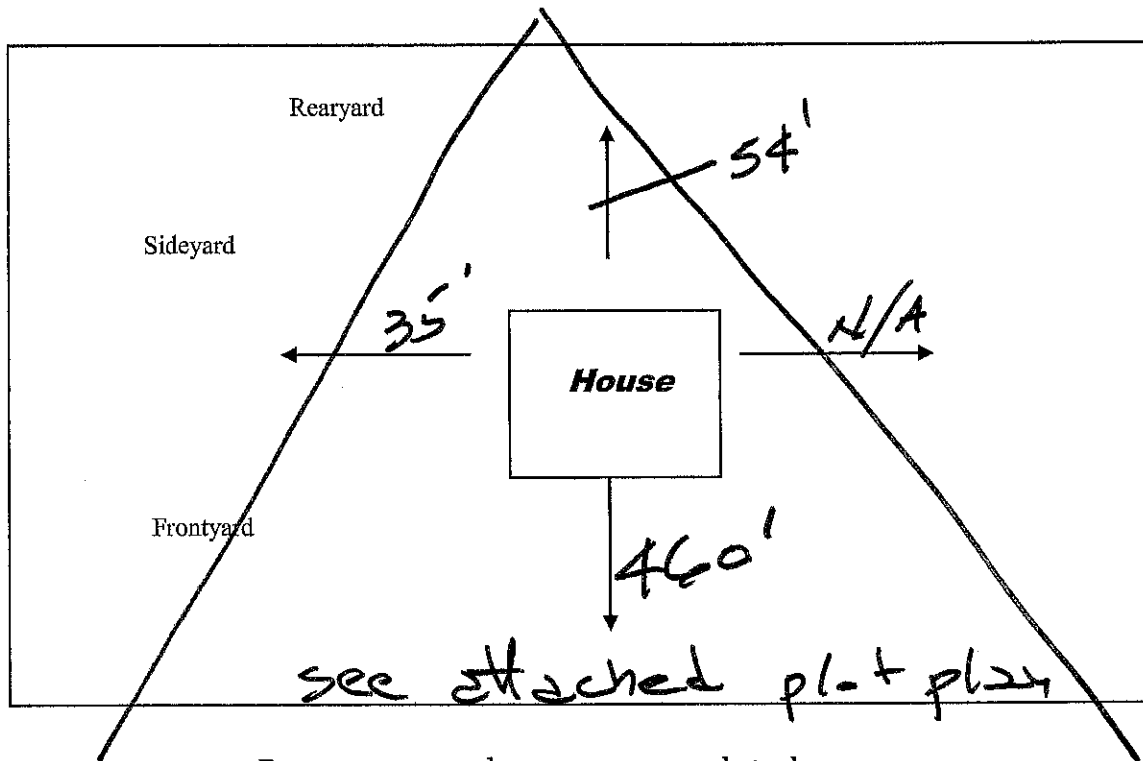
Interior/Corner Lot: circle one

Owner of Land Frank BORASSI

Zone: R-3A

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

1. House,



Draw proposed structure on plot plan.

Indicate Location Setbacks to both sides and rear property line measurement of structure you are applying for.

[Signature]
Signature

Approved:/Rejected: _____

Date: _____

Zoning Administrator

RECEIVED

JUN 23 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

☐ New Construction

☐ Commercial

☒ Renovation/Alteration

☐ Multiple Dwelling

ZONE: R-3A

DATE: June 19, 2023

APPL #: 43283

PERMIT # _____

GRID: 6359-03-102389

APPLICANT NAME:

Alfred Cappelli Jr Architect

ADDRESS:

1136 Route 9 W/F

TEL #:

632-6500

CELL:

914 489 6192

FAX #:

632-6499

E-MAIL:

A.CAPPE

2102@acoll.com

NAME OWNER OF BUILDING/LAND:

Frank Barzosi

***PROJECT SITE ADDRESS*:**

36 Smith Crossing Road

MAILING ADDRESS:

same

TEL #:

CELL:

590-6084

FAX #:

E-MAIL:

BUILDER/CONTRACTOR DOING WORK:

COMPANY NAME:

owner

ADDRESS:

TEL #:

CELL:

FAX #:

E-MAIL:

DESIGN PROFESSIONAL NAME:

Alfred Cappelli Jr

TEL #:

CELL:

FAX #:

E-MAIL:

APPLICATION FOR:

Legalization of deck extension, swimming pool (above ground) and pool deck

SETBACKS: FRONT:

1400'

REAR:

28'

L-SIDEYARD:

N/A

R-SIDEYARD:

N/A

SIZE OF STRUCTURE:

see plans

ESTIMATED COST:

Existing

TYPE OF USE:

Deck & pool

NON-REFUNDABLE APPL. FEE:

150

PAID ON:

6/26/23

CHECK #

2819

RECEIPT #:

2023-01156

legalization

BALANCE DUE:

250

PAID ON:

6/26/23

CHECK #

2819

RECEIPT #:

2023-01155

APPROVALS:

ZONING ADMINISTRATOR:

☐ Approved ☒ Denied

Date:

6-27-23

Barbara Smith

FIRE INSPECTOR:

☐ Approved ☐ Denied

Date:

Signature of Applicant

Alfred Cappelli Jr Architect

Signature of Building Inspector