

AGENDA as of July 19, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: July 25, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from July 11, 2023

Public Hearing:

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.

Adjourned Public Hearing:

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.

Discussion:

Appeal No.: 23-7800 (Area Variance)

Christopher & Sherry DiCesare: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **25 feet** to the side (left) property line is required, the applicant can provide **1 foot** for the construction of a 12' x 24' shed, thus requesting a variance of **24 feet**.

The property is located at **455 All Angels Hill Road** on .69 acres and is identified as **Tax Grid No.: 6357-03-151049** in the Town of Wappinger.

Appeal No.: 23-7801 (Area Variance)

Frank & Carol Borassi: Seeking an area variance Sections 240-37 and 240-53 (B) (4) of District Regulations in an R-3A Zoning District.

-Where **40 feet** to the side (left) property line is required, the applicant can provide **35 feet** for the construction of a new addition, thus requesting a variance of **5 feet**.

-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., thus requesting a variance of 568 sf. This apartment is **1,148 sf.** on main floor with **420 sf.** loft above.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **28 feet** for the legalization of an existing above ground pool, thus requesting a variance of **22 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **32 feet** for the legalization of an existing pool deck, thus requesting a variance of **18 feet**.

The property is located at **36 Smith Crossing Road** on 4.7 acres and is identified as **Tax Grid No.: 6359-03-102389** in the Town of Wappinger.