

AGENDA as of August 24, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: August 22, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from July 25, 2023

Adjourned 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 **20.5 feet** for the construction of a 16' x 32' in ground pool, thus requesting a variance of **19.5 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.: 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.

Public Hearing:

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 **5 foot** for the construction of a 12' x 24' shed, thus requesting a variance of **20 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 1,368 sf., thus requesting a variance of 368 sf. This apartment is **1,148 sf.** on main floor with **220 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.

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 **48 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 **96 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)