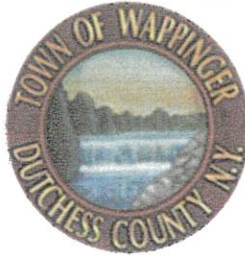


TOWN OF WAPPINGER



RECEIVED

SEP 28 2023

Zoning Board of Appeals
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.: 23-7806

Date: 9.28.23

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

I (We), Joseph. F. Grotzer Jr. residing at 62 DeGarmo Hills Rd
Wappinger Falls, NY 12590, (phone) 845 656-1922, hereby,
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 9/28/23, and do hereby apply for an area variance(s).

Premises located at: 62 DeGarmo Hills Rd Wapp Falls NY 12590
Tax Grid No.: 6258 -02- 773 909
Zoning District: R20

1. Record Owner of Property:

Joseph. F. Grotzer Jr.
Address: 62 DeGarmo Hills Road Wapp Falls NY 12590
Phone Number: 845-656-1922
Owner Consent dated: 9.28.23

Signature: [Signature]

Print Name: Joseph F. Grotzer Jr.

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: 600 sf.

Applicant(s) can provide: 708 sf.

Thus requesting: 108 sf.

To allow: for the legalization of a 12'x19' rear Shed Addition

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 23-7806

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.

N/A
(Indicate Article, Section, Subsection and Paragraph)

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

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.

No. other properties have similar structures
with woods behind

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.

An addition was added to existing pole barn
for storage needed additional space
current structure was too small.

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.

this structure addition is 228 square ft
this puts over by 108 sq ft from zoning code

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.

No - other properties have similar structures

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 23-7806

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

I added onto pole barn for storage and
was advised need permit and variance

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


No - other properties with similar structures

4. List of attachments (Check applicable information)

- ☐ Survey dated: 8/31/1990, Last revised _____ and
Prepared by: J. William Komisar, L.L.S.
- ☐ Plot Plan dated: _____
- ☐ Photos
- ☐ Drawings dated: _____
- ☐ Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: 9/28/23 B. Roberti Dated: 9/28/23
- ☐ 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: 9.28.23

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.**

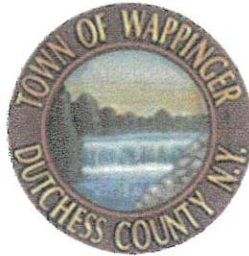
DATED: _____

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: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 23-7806

Date: 9.28.23

Grid No.: 6258-02-773909

Zoning District: R.20

Location of Project:

62 De Garmo Hills Rd. Wappinger Falls NY 12590

Name of Applicant:

Joseph. F. Grotzer Jr. 845 656-1922
Print name and phone number

Description of

Project: 19x12 ^{shed.} addition to pole barn

I, Joseph F Grotzer Jr., 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.

9.28.23
Date

[Signature]
Owner's Signature

845-656-1922
Owner's Telephone Number

Joseph. F Grotzer Jr
Print Name and Title ***

*** 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 dead.

Short Environmental Assessment Form

Part 1 - Project Information

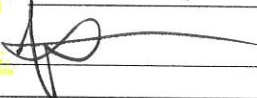
Instructions for Completing

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:			
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">62 DeGarmo Hills Road</div>			
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em;">19 x 12 shed addition to pole barn</div>			
Name of Applicant or Sponsor:		Telephone: 845-656-1922	
Joseph. F. Grotzer Jr.		E-Mail: littlejoey64@outlook.com	
Address: <div style="font-family: cursive; font-size: 1.2em;">62 DeGarmo Hills Rd Wapp Falls NY 12590</div>			
City/PO:		State:	Zip Code:
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 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:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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 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"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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>Joseph F. Grotzer Jr.</u> Date: <u>8.28.23</u>		
Signature: <u></u> Title: <u>owner</u>		

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

To: Grotzer Jr, Joseph
62 De Garmo Hills Rd

SBL: 6258-02-773909-0000
Date of this Notice: 09/28/2023

Zone:
Application: 43607

For property located at: 62 Degarmo Hills Rd

Your application to:

SHED/POLE BARN LEGALIZE 20' X 24' POLE BARN WITH 12' X 19' REAR SHED ADDITION **ADDITIONAL ITEMS THAT NEED TO BE LEGALIZED WILL BE APPLIED FOR ON SEPARATE PERMIT **NEED INSPECTION BY TOWN BUILDING INSPECTOR****


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

Where no accessory structure can be larger than 600 sf on less than an acre, the applicant has a pole barn with addition that totals 708 sf.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	_____ ft.	_____ ft.
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 BUILDING DEPARTMENT**

20 Middlebush Road, Wappingers Falls, N.Y. 12590

telephone: 845-297-6256 fax: 845-297-0579

APPLICATION FOR BUILDING PERMITBuilding Department
TOWN OF WAPPINGER

APPLICATION TYPE:

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

ZONE: R20 DATE: 9/7/23APPL #: 43607 PERMIT # _____GRID: 6258-02-773909APPLICANT NAME: Joseph F. Grotzer Jr.ADDRESS: 62 DeGarmo Hills Road, Wappingers Falls NY 12590TEL #: _____ CELL: 845-656-1922 FAX #: _____ E-MAIL: littlejoey64@outlook.comNAME OWNER OF BUILDING/LAND: Joseph F. Grotzer Jr.*PROJECT SITE ADDRESS*: 62 DeGarmo Hills RdMAILING ADDRESS: 62 DeGarmo Hills RdTEL #: _____ CELL: 845-656-1922 FAX #: _____ E-MAIL: littlejoey64@outlook.com**BUILDER/CONTRACTOR DOING WORK:**COMPANY NAME: Self

ADDRESS: _____

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

DESIGN PROFESSIONAL NAME:

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

APPLICATION FOR: ① Detached Hard Roof Carport - Installed 2006 with Setback 15'② Rear Shed addition on existing pole barn w/ electric - 12x19 Addition Size③ Gazebo Removed Roof ④ Central Air ⑤ Hot Tub⑥ Hot Water Heater - in Garage ⑦ Heater - Garage⑧ Pole Barn Gas Heater To be removed→ Can another permit was opened for lined items

SETBACKS: FRONT: _____ REAR: _____ L-SIDEYARD: _____ R-SIDEYARD: _____

SIZE OF STRUCTURE: _____

ESTIMATED COST: See Attached TYPE OF USE: _____NON-REFUNDABLE APPL. FEE: 150 PAID ON: 9/22/23 CHECK # 1602 RECEIPT #: 2023-01801BALANCE DUE: 250 PAID ON: 9/22/23 CHECK # 1602 RECEIPT #: 2023-1800**APPROVALS:**

ZONING ADMINISTRATOR:

O Approved ☒ Denied Date: 9-25-23Joseph F. Grotzer Jr.

Signature of Applicant

Joseph F. Grotzer Jr.

Print Name or Company Name(if applicable)

FIRE INSPECTOR:

O Approved O Denied Date: _____

Signature of Building Inspector

708 SF
TotalSee attachment
for structureFor
#2
#8
ONLY

TOWN OF WAPPINGER PLOT PLAN

Building Permit # _____

Date 9-7-2023

Address: 62 DeGarmo Hills Road

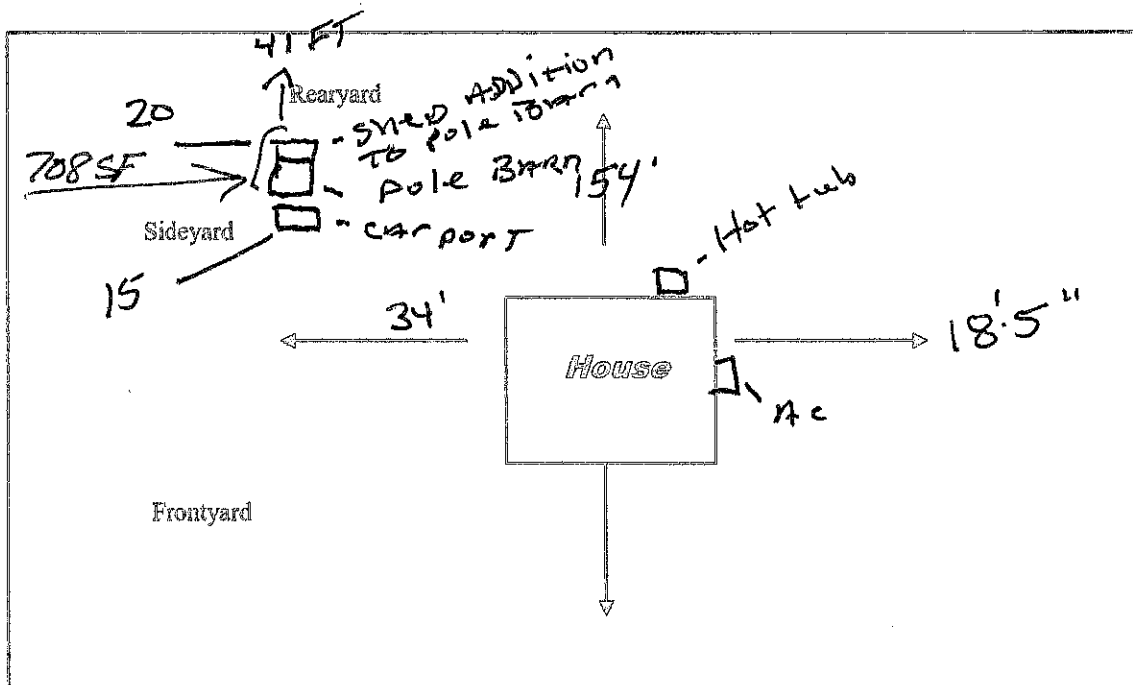
Interior/Corner Lot: *circle one*

Owner of Land Joseph F. Grotzer Jr.

Zone: R20

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

1. House. Shed addition to pole barn, hard roof carport, central air, hot tub



Draw proposed structure on plot plan.

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

Signature

Approved/Rejected: _____

Zoning Administrator

Date: 9-25-23