

AGENDA as of October 4, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 10, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from September 26, 2023

Adjourned Public Hearing:

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**.

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)

Appeal No.: 23-7803 (Area Variance)

Shoaib Naweed: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide **29.5 feet** for the construction of a 34' x 6' covered front porch, thus requesting a variance of **5.5 feet**.

The property is located at **21 Macintosh Lane** on 0.70 acres and is identified as **Tax Grid No.: 6258-04-610023** in the Town of Wappinger.

Public Hearing:

Appeal No.: 23-7804 (Area Variance)

Allison Ketcham: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **18.4 feet** for the legalization of an existing 16' x 24' shed with attached 8' x 7' porch, thus requesting a variance of **31.6 feet**.

The property is located at **67 Smith Crossing Road** on 2.4 acres and is identified as **Tax Grid No.: 6359-01-012591** in the Town of Wappinger.

Discussion:

Appeal No.: 23-7805 (Area Variance)

Douglas Mann: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where no accessory structure on one acre shall be more than 800 square feet in size, the applicant is proposing a 30' x 40' garage (1200 square feet), thus requesting a variance of 400 square feet.

The property is located at **20 Widmer Road** on 1.00 acre and is identified as **Tax Grid No.: 6158-04-686447** in the Town of Wappinger.

Appeal No.: 23-7806 (Area Variance)

Joseph F. Grotzer, Jr.: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where no accessory structure can be larger than 600 square feet in size on less than one acre, the applicant is proposing the legalization of a 12' x 19' (228 sf.) rear shed addition to a legal 20' x 24' (480 sf.) pole barn a total of 708 sf., thus requesting a variance of 108 square feet.

The property is located at **62 DeGarmo Hills Road** on .57 acres and is identified as **Tax Grid No.: 6258-02-773909** in the Town of Wappinger.

Appeal No.: 23-7807 (Area Variance)

Nicolas Martucci: Seeking an area variance Section 240-37 and 240-31 of District Regulations in an R40 Zoning District.

-Where 1200 sf. minimum size dwelling unit is required, the applicant can provide 536.5 sf, thus requesting a variance of 663.5 sf for the renovation and expansion of a structure.

The property is located at **221 Stonykill Road** on 1.00 acre and is identified as **Tax Grid No.: 6156-01-037510** in the Town of Wappinger.

Appeal No.: 23-7808 (Area Variance)

Eric & Kelley Bender: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where 50 feet to the front yard property line is required, the applicant can provide 32 feet for the construction of a 6' x 21' extension of front steps including landing and additional stairs, thus requesting a variance of 18 feet.

The property is located at **18 Vorndran Drive** on 1.18 acres and is identified as **Tax Grid No.: 6357-01-040897** in the Town of Wappinger.