

AGENDA as of November 9, 2023

Town of Wappinger Zoning Board of Appeals
MEETING DATE: November 14, 2023
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from October 10, 2023

Public Hearings:

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.

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Public Hearings Continues:

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.

Discussion:

Appeal No.: 23-7809 (Area Variance)

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

-Where **10 feet** to the rear yard property line is required, the applicant can provide **2 feet** for the legalization of an existing 9'8" x 9'5" shed, thus requesting a variance of **8 feet**.

-Where **25 feet** to the side (right) yard property line is required, the applicant can provide **15 feet** for the legalization of an existing car port, thus requesting a variance of **10 feet**.

-Where **50 feet** to the front yard property line is required, the applicant can provide **25 feet** for the legalization of an existing car port, thus requesting a variance of **25 feet**.

The property is located at **10 Card Road** on 0.35 acres and is identified as **Tax Grid No.: 6157-04-520274** in the Town of Wappinger.

Appeal No.: 21-7740 Gasland Petroleum Route 9D - Hughsonville: Decision on the remand from Supreme Court, to revisit the ZBA's determination on "Convenient Items". The property is located at **2357-2365 Route 9D** in an HM Zoning District and is identified as **Tax Grid Nos. 6157-01-048643** in the Town of Wappinger.

Miscellaneous:

Vote on 2024 ZBA meeting calendar

Alpine Commons Multi-family Workforce Housing – Extension letter approval