

## AGENDA as of December 6, 2023

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: December 12, 2023  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Acceptance of the Minutes from November 28, 2023

### Discussion:

#### Appeal No.: 23-7811 (Area Variance)

Peter T. Ball: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

**-Where an accessory structure is allowed up to 800 square feet in size on an acre, the applicant is proposing a garage of 1,464 square feet, thus requesting a variance of 664 square feet.**

The property is located at **13 Orange Court** on 1.21 acres and is identified as **Tax Grid No.: 6157-02-900890** in the Town of Wappinger.

#### Appeal No.: 23-7812 (Area Variance)

Kayla K. Weise: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can provide **10.6' feet** for the installation of an inground pool, thus requesting a variance of **9.4' feet**.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **9'.3' feet** for the installation of an inground pool, thus requesting a variance of **30'.7' feet**.

-Where **20 feet** to the side yard property line is required, the applicant can provide **5.2' feet** for the construction of a 10' x 16' shed, thus requesting a variance of **14'.8'**.

-Where **40 feet** to the rear property line is required, the applicant can provide **5.9' feet** for the construction of a 10' x 16' shed, thus requesting a variance of **34'.1' feet**.

The property is located at **52 Helen Drive** on .36 acres and is identified as **Tax Grid No.: 6158-02-786871** in the Town of Wappinger.

#### Appeal No.: 22-7772 (Area Variance)

Alpine Commons Multi-family Workforce Housing: Decision on 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) (Public Hearing closed: October 10, 2023)