

AGENDA as of February 20, 2024

Town of Wappinger Zoning Board of Appeals
MEETING DATE: February 27, 2024
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from February 13, 2024

Adjourned Public Hearing:

Appeal No.: 23-7810 (Area Variance)

Pedro Pintado: Seeking an area variance Section 240-37 of District Regulations in an R-80 Zoning District.

-Where no accessory structure is allowed over 800 sf. in a one acre zoning district, the applicant has added to a pre-existing barn, size (30' x 20.5'), with an additional 20.5' x 30' sf. addition, with a roof overhang close to the property line. The original barn was 621 sf., now the structure is 1242 sf, thus requesting a variance of 442 sf., to allow the 30' x 20.7' addition to remain. These measurements do not include the roof overhang on either side.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide "0" feet for the overhang on the original barn structure, thus requesting a variance of 40 feet for a roof overhang on an existing barn to remain.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide 7.5 feet for original barn structure, thus requesting a variance of 32.5 sf., to allow existing building built around 1970 to remain.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide 6 feet, thus requesting a variance of 34 feet to allow for a new addition to remain.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide 2 feet for the shed, thus requesting a variance of 38 feet to allow for a 4 feet overhang to remain.

The property is located at 136 Stonykill Road on 1.00 acre and is identified as Tax Grid No.: 6056-02-897684 in the Town of Wappinger.

Public Hearing:

Appeal No.: 24-7813 (Area Variance)

Joseph Sabatelli: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **25 feet** to the side (right) yard property line is required, the applicant can provide **20 feet** for a new addition, thus requesting a variance of **5 feet**.

-Where **50 feet** to the front property line is required, the applicant can provide **12.3 feet** for a new addition, thus requesting a variance of **37.7 feet**.

-Where **25 feet** to the side (left) yard property line is required, the applicant can provide **3.6 feet** for an existing garage, thus requesting a variance of **21.4 feet**.

-Where **50 feet** to the front property line is required, the applicant can provide **1.7 feet** for an existing garage, thus requesting a variance of **48.3 feet**.

The property is located at **5 Peters Road** on 0.31 acre and is identified as **Tax Grid No.: 6357-03-066044** in the Town of Wappinger.

Discussion:

Appeal No.: 24-7815 (Area Variance)

Dara Gray (Estate): Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **22.6 feet** for the legalization of a 9.1' x 22.2' shed, thus requesting a variance of **17.4 feet**.

The property is located at **811 Wheeler Hill Road** on 0.80 acre and is identified as **Tax Grid No.: 6057-04-681095** in the Town of Wappinger.