

## AGENDA as of April 5, 2024

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: April 9, 2024  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Acceptance of the Minutes from March 26, 2024

Pledge of Allegiance

Roll Call

### Public Hearing:

#### Appeal No.: 24-7817 (Area Variance)

Christopher & Nicole Sawicki: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where 20 feet to the side (left) yard property line is required, the applicant can provide 14.5 feet for the construction of a 4.5 x 4.5 deck with stairs, thus requesting a variance of 5.5 feet.

The property is located at 105 Edgehill Drive on .52 acres and is identified as Tax Grid No.: 6358-03-141136 in the Town of Wappinger.

#### Appeal No.: 24-7818 (Area Variance)

Kayla & Christopher Morales: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where 25 feet to the side (left) yard property line is required, the applicant can provide 13' 9" for the construction of an 8 x 15 pool deck with stairs on the left side of the property, thus requesting a variance of 11' 3".

The property is located at 23 Dose Road on .51 acres and is identified as Tax Grid No.: 6358-03-011336 in the Town of Wappinger.

#### Appeal No.: 24-7819 (Area Variance)

DC Sports Renovation: Seeking an area variance Section 240-37 of District Regulations in an HD Zoning District.

-Where 75 feet from the front property line on a county or state road is required, the applicant can provide 15 feet for the construction of a ropes/aerial course, thus requesting a variance of 60 feet.

The property is located at 1630 Route 9 on 2.95 acres and is identified as Tax Grid No.: 6158-04-551329 in the Town of Wappinger.

**Discussion:**

**Appeal No.: 24-7820 (Area Variance)**

**Old State Road (561-563) – Gabe Vega**: Seeking an area variance Section 240-37 and 240-81.7 (B) of District Regulations in an HB Zoning District.

**-Where a minimum of 25% is required, the applicant can provide 13% of commercial office space, thus requesting a variance of 12%.** The property is located at **561-563 Old Road** on 1.78 acres and is identified as **Tax Grid No.: 6157-02-580777** in the Town of Wappinger.

**Appeal No.: 24-7821 (Area Variance)**

**Caitlin & Jesse Shellock**: Seeking an area variance Section 240-37 and 240-20 of District Regulations in an R-20 Zoning District.

-Where **50 feet** to the front yard property line is required, the applicant can provide **15 feet** to create a flagpole lot for **30 Easter Road** to access **Circle Drive**, thus requesting a variance of **35 feet**. The property is located at **30 Easter Road** on 1.0 acre and is identified as **Tax Grid No.: 6056-01-216765** in the Town of Wappinger.