

AGENDA as of August 21, 2024

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

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from July 23, 2024

Adjourned Public Hearing:

Appeal No.: 24-7825 (Area Variance)

Maria Zavala: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **25 feet** to the side yard (left) property line is required, the applicant can provide **12 feet** for the construction of a new single family home, thus requesting a variance of **13 feet**.

-Where **25 feet** to the side yard (right) property line is required, the applicant can provide **18 feet** for the construction of a new single family home, thus requesting a variance of **7 feet**.

-Where **50 feet** to the front yard property line is required, the applicant can provide **26 feet** for the construction of a new single family home, thus requesting a variance of **24 feet**. The property is located at **112 Stonykill Road** on 0.30 acres and is identified as **Tax Grid No.: 6056-02-873710** in the Town of Wappinger.

Public Hearing:

Appeal No.: 24-7826 (Area Variance)

Robert Tedone: Seeking an area variance Sections 240-37 and 240-53B9(a) of District Regulations in an R-20 Zoning District.

-Where no more than one entrance is allowed in the front of a one-family dwelling, the applicant is proposing a new (31' 6 x 30), 2 car garage with electric as an accessory apartment for his mother in an existing garage. The property is located at **51 Widmer Road** on 15.74 acres and is identified as **Tax Grid No.: 6158-02-827615** in the Town of Wappinger.

Public Hearing Continues:

Appeal No.: 24-7827 (Area Variance)

Cesar Barzallo: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide **11.7 feet** for a new front porch to remain, thus requesting a variance of **23.3 feet**.

The property is located at **15 Spook Hill Road** on 1.032 acres and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

Appeal No.: 24-7829 (Area Variance)

Doreen M. Spano: 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 **8 feet** for the legalization of an existing 10' x 16' shed, thus requesting a variance of **12 feet**.

The property is located at **11 Martin Drive** and is identified as **Tax Grid No.: 6258-02-981960** in the Town of Wappinger.

Discussion:

Appeal No.: 24-7830 (Area Variance)

Ronald & Jeanne Paino: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **50 feet** to the front yard property line is required, the applicant can provide **25.8 feet** for the construction of an 8' x 22' covered porch with two steps, thus requesting a variance of **24.2 feet**. The property is located at **20 Pleasant Lane** on .38 acres and is identified as **Tax Grid No.: 6157-01-422723** in the Town of Wappinger.

Appeal No.: 24-7831 (Area Variance)

Dominic & Lucy DeSantis: Seeking an area variance Sections 240-37 and 240-53 B (4) of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **16 feet** for the construction of a 25' x 36' accessory apartment over the garage, thus requesting a variance of **4 feet**.

-Where no more than 35% of the gross floor area of said principal dwelling and in no event shall exceed 1,000 sf., of gross floor area. The applicant is proposing a 900 sf., (39%) accessory apartment. The house is 2300 sf., and 805 sf. would be 35%. Therefore, the applicant is requesting a variance 95 sf. or 4%. The property is located at **8 MacIntosh Lane** on .38 acres and is identified as **Tax Grid No.: 6257-02-614932** in the Town of Wappinger.

Discussion Continues:

Appeal No.: 24-7832 (Area Variance)

Careta Phillips: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (right) property line is required, the applicant can provide **12.6 feet** for the removal and replacement of an existing deck and porch with steps in the same footprint, thus requesting a variance of **7.4 feet**. The property is located at **1 Blackthorn Loop** on .51 acres and is identified as **Tax Grid No.: 6258-03-110107** in the Town of Wappinger.