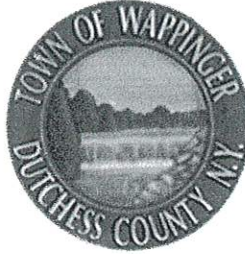


TOWN OF WAPPINGER

Updated as of 8-28-24



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Application for an Area Variance

Appeal No.: 24-7830

Date: 8-9-24

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), Ronald and Jeanne Paino residing at 20 Pleasant Lane
Wappingers Falls, N.Y. 12590, (phone) 845-489-1985, hereby,
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 08-01-2024, and do hereby apply for an area variance(s).

Premises located at: 20 Pleasant Lane Wappingers Falls, N.Y., 12590
Tax Grid No.: 6157-01-422723
Zoning District: R 20/40

1. Record Owner of Property:

Ronald J. Paino and Jeanne L. Paino
Address: 20 Pleasant Lane Wappingers Falls, NY, 12590
Phone Number: 845-489-1985
Owner Consent dated: 8-7-2024

Signature: Ronald J. Paino
Print Name: Ronald J. Paino

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37
(Indicate Article, Section, Subsection and Paragraph)

Required: 50 feet to front yard

Applicant(s) can provide: 22 feet

Thus requesting: 28 feet

To allow: for the construction of an 8'x22' covered porch with two steps.

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

(Indicate Article, Section, Subsection and Paragraph)

Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

3. Reason for Appeal (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

No the character of the neighborhood and nearby properties will not be affected.

B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

We need a variance because we are replacing the existing porch with an 8 feet / 22 feet covered porch with 2 steps. We need a small amount of land to meet the requirements in the front of our house.

C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

TOW requires at front setback of 50 feet.
We feel that the amount of land requested by the variance will give us enough land to meet requirements.

D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

No we do not feel that the neighborhood will not be impacted if the variance is granted. Our porch will be a well-constructed, thoroughly planned structure.

E. How did your need for an area variance(s) come about? Is your difficulty self-created? Please explain your answer in detail.

Our front yard land area and the size of our porch (22 x 8 ft) does not meet the zoning requirements.

F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.

There are varied sized lots but most houses have a similar setback from the street requiring us to ask for this variance

4. List of attachments (Check applicable information)

- Survey dated: March 31, 2004, Last revised _____ and Prepared by: Oswald & Gillespie.
- Plot Plan dated: 4-1-21.
- Photos
- Drawings dated: _____.
- Letter of Communication which resulted in application to the ZBA. (e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: Barbara Roberts Dated: 8/1/2024
- Other (Please list): _____

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE: Ronald J. Pains
(Appellant)

DATED: 8-7-2024

SIGNATURE: Jeanne L. Pains
(If more than one Appellant)

DATED: 8-7-2024

FOR OFFICE USE ONLY

1. THE REQUESTED VARIANCE(S) **WILL** / **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. **YES** / **NO**, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE **IS (ARE)** / **IS (ARE)** NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) **IS** (**ARE**) NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) **WILL** / **WILL NOT** HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY **IS** / **IS NOT** SELF-CREATED.

CONCLUSION: THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS
 GRANTED **DENIED**

CONDITIONS / STIPULATIONS: The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

FINDINGS & FACTS ATTACHED.

DATED: _____

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK

BY: _____
(Chairman)

PRINT: _____

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 24-7830

Date: 8-7-2024

Grid No.: 6157-01-422723

Zoning District: R20/40

Location of Project:

20 Pleasant Lane Wappingers Falls, N.Y. 12590

Name of Applicant:

Ronald Paino (845-489-1985) Jeanne Paino (845-489-2128)

Print name and phone number

Description of

Project: Replacing existing porch (22 x 4 ft) with a new front covered porch with steps (22 x 8 ft)

I, Ronald J. Paino, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

8-7-2024
Date

Ronald J. Paino
Owner's Signature

845-489-1985
Owner's Telephone Number

(Mr.) Ronald J. Paino
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

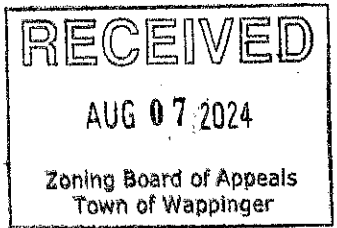
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Front Porch (22 ft. x 8 ft.)			
Project Location (describe, and attach a location map): 20 Pleasant Lane Wappingers Falls, NY 12590			
Brief Description of Proposed Action: Front porch Replacing the existing porch (22ft. x 4ft) with a new covered porch with steps (22ft. x 8ft.)			
Name of Applicant or Sponsor: Ronald Paino		Telephone: 845-489-1985	
		E-Mail: rigbon@aol.com	
Address: 20 Pleasant Lane			
City/PO: Wappingers Falls		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Ronald J. Paino</u> Date: <u>8-7-2024</u> Signature: <u>Ronald J. Paino</u> Title: _____		

Town of Wappinger
20 Middlebush Rd.
Wappingers Falls, NY 12590
(845) 297-6256



To: Paino, Ronald
20 Pleasant Ln

SBL: 6157-01-422723-0000
Date of this Notice: 08/01/2024
Zone:
Application: 44568

For property located at: 20 Pleasant Ln

Your application to:

PORCH - REPLACE EXISTING 4x22 COVERED FRONT PORCH WITH STAIRS with an 8' x 22' covered porch with two steps.

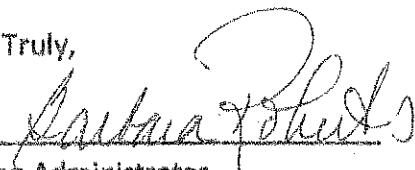
is denied for the following deficiency under Section 240-37 of the Zoning Laws of the Town of Wappinger.

Where 50 feet o the front property line is required, the applicant can provide 25.8' to the bottom step of the new covered porch.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.
FRONT YARD:	<u>50</u> ft.	25.8 ft. 22
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.

You have the right to appeal this decision to the Zoning Board of Appeals within 60 days of the date of this letter. This Zoning Board of Appeals meets the second and fourth Tuesday of the month. The area variance appeal will require at least two meetings, one for discussion and one for a Public Hearing. The required forms can be obtained at this office or on our website at www.townofwappingerny.gov

Very Truly,



Zoning Administrator
Town of Wappinger

RECEIVED

JUL 22 2024

Building Department
Town of Wappinger

TOWN OF WAPPINGER BUILDING DEPARTMENT

20 Middlebush Road, Wappingers Falls, N.Y. 12590

telephone: 845-297-6256 fax: 845-297-0579

APPLICATION FOR BUILDING PERMIT

- APPLICATION TYPE:**
- Residential
 - New Construction
 - Renovation/Alteration
 - Commercial
 - Multiple Dwelling

ZONE: R20/40 DATE: 7/26/2024
 APPL #: 445108 PERMIT # _____
 GRID: 6157-01-422723

APPLICANT NAME: Bob DeLuca advanced construction
ADDRESS: 50 wildwood dr Wapp NY 12590
TEL #: _____ **CELL:** 4643707 **FAX #:** _____ **E-MAIL:** duker2001@aol.com

NAME OWNER OF BUILDING/LAND: Ron & Jeanne Pairo
***PROJECT SITE ADDRESS*:** 20 Pleasant hv Wappingers
MAILING ADDRESS: _____
TEL #: _____ **CELL:** 4392128 **FAX #:** _____ **E-MAIL:** rigbon@aol.com

BUILDER/CONTRACTOR DOING WORK:
COMPANY NAME: Advanced Construction
ADDRESS: 50 Wildwood dr Wappingers NY
TEL #: _____ **CELL:** 4643707 **FAX #:** _____ **E-MAIL:** _____

DESIGN PROFESSIONAL NAME:
TEL #: _____ **CELL:** _____ **FAX #:** _____ **E-MAIL:** _____

APPLICATION FOR: Build 8x22 Front Porch w/stairs - Covered
To Replace existing Porch Porch.

SETBACKS: FRONT: 54 REAR: 119 L-SIDEYARD: 24 R-SIDEYARD: 23
SIZE OF STRUCTURE: 8x22
ESTIMATED COST: 18,000 **TYPE OF USE:** Porch

NON-REFUNDABLE APPL. FEE: 150 **PAID ON:** 7/26/24 **CHECK #** 6038 **RECEIPT #:** 2024-01215
BALANCE DUE: _____ **PAID ON:** _____ **CHECK #** _____ **RECEIPT #:** _____

APPROVALS:
ZONING ADMINISTRATOR:
 Approved Denied Date: 8/1/24
Barbara [Signature]

FIRE INSPECTOR:
 Approved Denied Date: _____

[Signature]
 Signature of Applicant
Robert DeLuca
 Print Name or Company Name(if applicable)

 Signature of Building Inspector

TOWN OF WAPPINGER PLOT PLAN

Building Permit # _____

Date 6/4/2024

Address: 20 Pleasant Ln

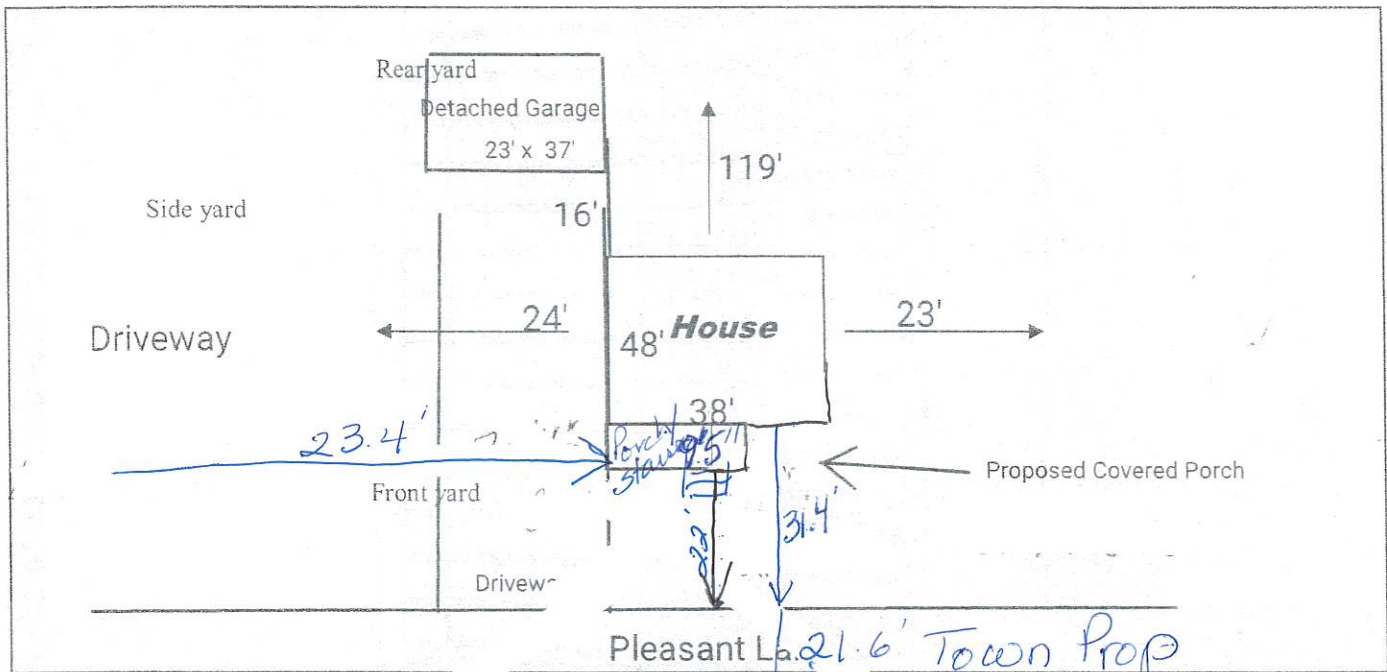
Interior Corner Lot: *circle one*

Owner of Land Paino, Ronald and Jeanne

Zone: R-20/40

LIST ALL EXISTING STRUCTURES ON PROPERTY: (*ie: Pool, shed, decks, detached garage*)

1. House, Detached Garage



- Draw proposed structure/pool on plot plan
 - Indicate location with setbacks to both sides and rear property line
 - Show dimensions of structure/pool you are applying for
 - If property is corner lot, show both streets
 - Show utility, well and sewage systems (Call 811 before you dig - www.digsafelynewyork.com)
- **Most front yard property lines begin approximately 12 feet from the pavement****

Ron Paino
Signature of Applicant

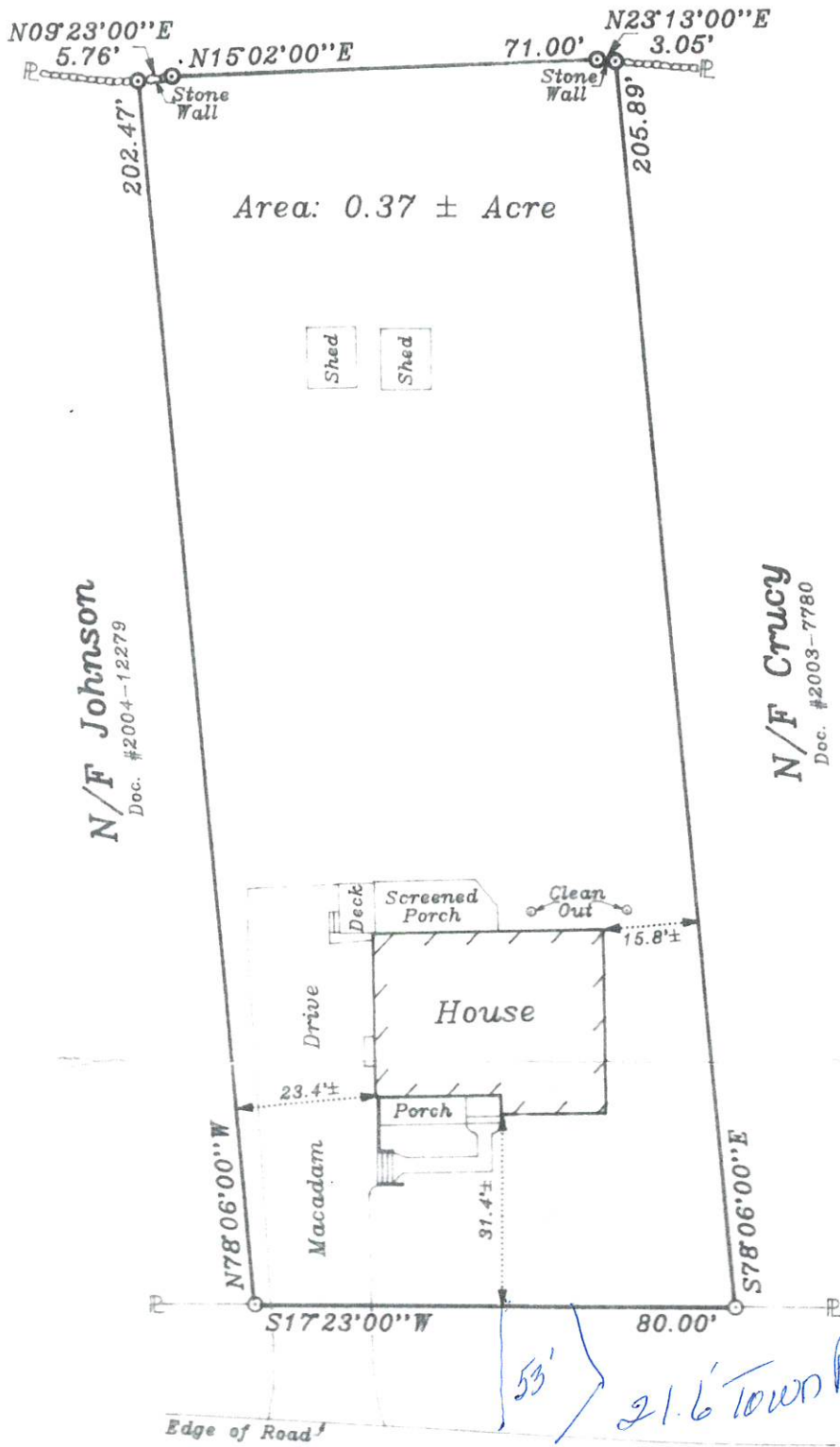
Approved:/Rejected: _____
Zoning Administrator

Date: _____

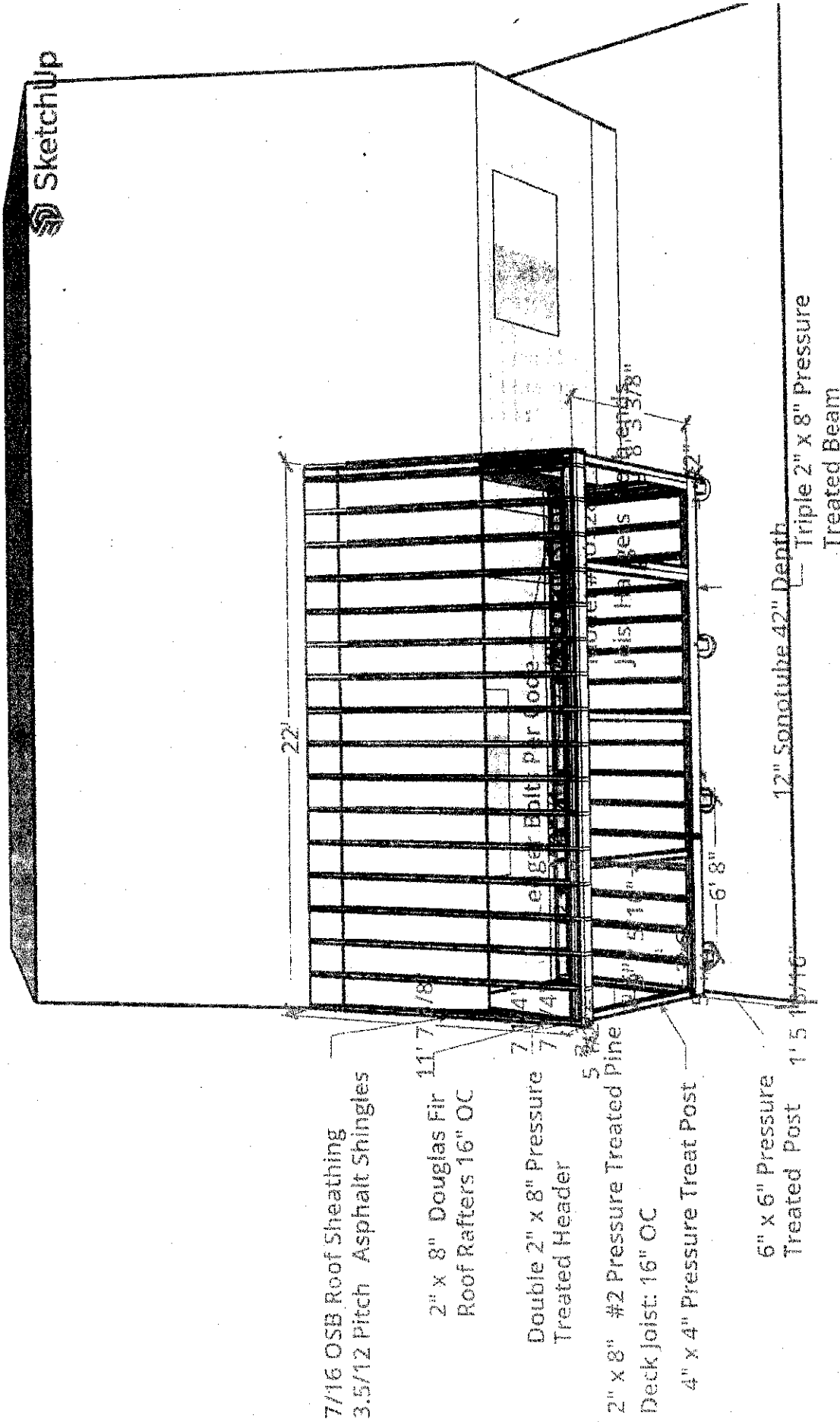
SAVE COMPLETED FORM

N/F Town of Wappinger

Doc. #2003-1647



Pleasant Lane



7/16 OSB Roof Sheathing
3.5/12 Pitch Asphalt Shingles

11' 7 7/8"
2" x 8" Douglas Fir
Roof Rafters 16" OC

7 3/4"
Double 2" x 8" Pressure
Treated Header

5 3/4"
2" x 8" #2 Pressure Treated Pine
Deck Joist: 16" OC

4" x 4" Pressure Treat Post

6" x 6" Pressure
Treated Post 1' 5 1/4"

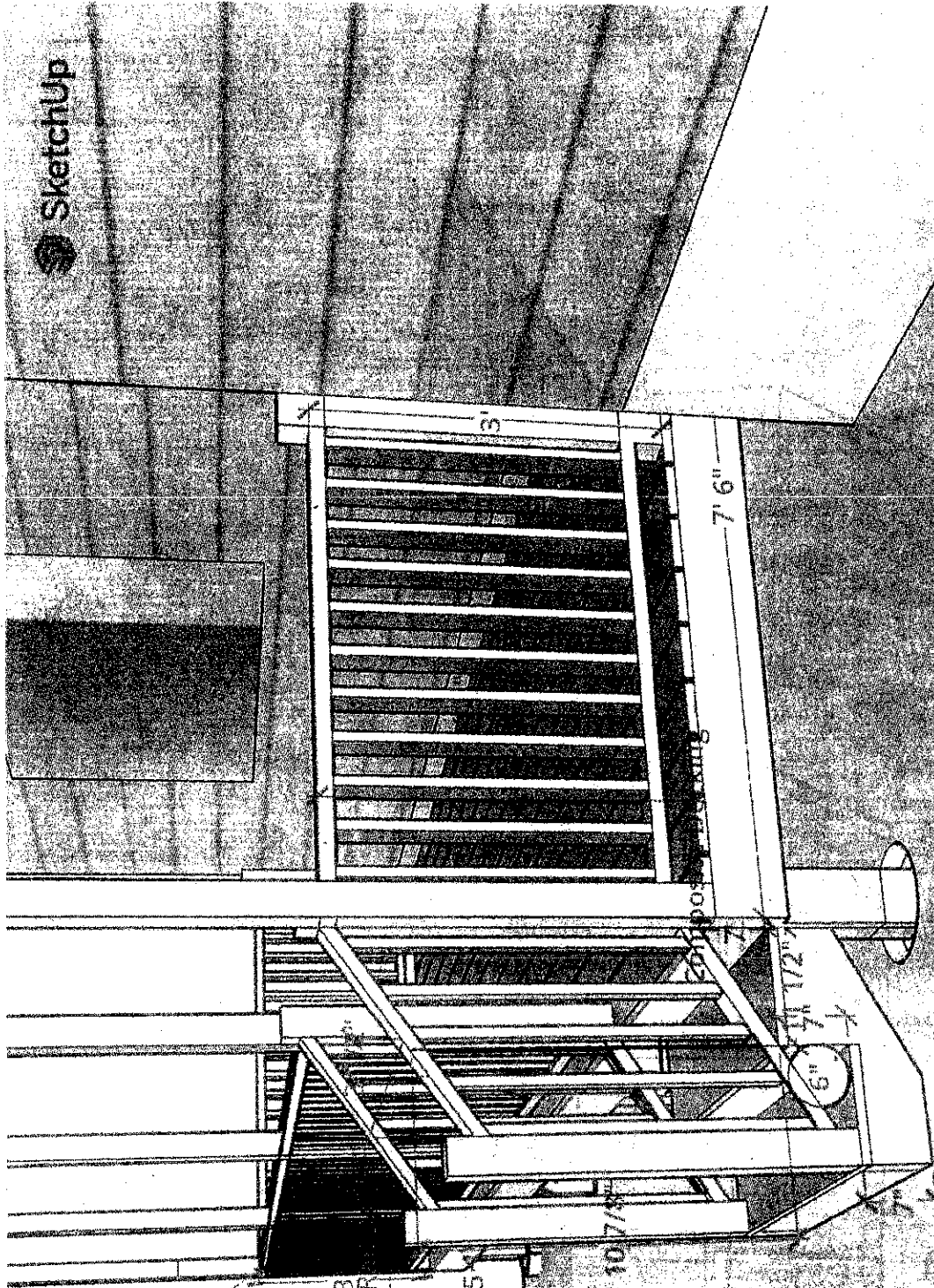
12" Sonotube 42" Depth

Triple 2" x 8" Pressure
Treated Beam

22'

6' 8"

42"



White PVC Stair R
Composite Balustrading

36"

4 1/2"

7 6"

34"

2 10/16"

6"

1 1/2"

