

AGENDA as of August 28, 2024

Town of Wappinger Zoning Board of Appeals
MEETING DATE: September 10, 2024
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from August 27, 2024

Public Hearing:

Appeal No.: 24-7828 (Area Variance)

Porco Variance – (Stanley Porco and Carlo Porco): Seeking an area variance Sections 240-21 (F) (3) and 240-21 (F) (2) of District Regulations in an R-20 Zoning District.

-Where no fencing or columns are to be over 4 feet in height in a front yard, the applicant is proposing a wall of 7 feet in height and fencing at 6 feet in height for the installation of a metal gate and columns at the end of the driveway, thus requesting a variance of 3 feet.

-Where only 4 feet height for fencing in the front yard is permitted, the applicant is proposing 6 feet in height of fencing for the installation of a security fence, thus requesting a variance 2 feet.

The properties are located as follows:

84 New Hackensack Road – Tax Grid No.: 6158-02-730610 (Stanley Porco – 6.44 acres)

86 New Hackensack Road – Tax Grid No.: 6158-02-733579 (Carlo Porco – 2.57 acres)
in the Town of Wappinger.

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 **22 feet** for the construction of an 8' x 22' covered porch with two steps, thus requesting a variance of **28 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.

Town of Wappinger Zoning Board of Appeals
September 10, 2024
Page 2

Public Hearing Continues:

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:

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.