

AGENDA as of May 4, 2016, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: May 10, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from April 12, 2016

Public Hearing:

Appeal No. 16-7576 (Variance)

Linda Delvescovi: Seeking an area variance Section 240-37 and 240-53B (4) of District Regulations in an R-40 Zoning District.

-Where the maximum size of an accessory apartment shall be subordinate in area to the principal dwelling and shall not exceed **35%** of the gross floor area of said principal dwelling and in no event exceed **1,000 square feet** of gross floor area, the applicant can provide **40%**, thus requesting a **5%** variance for an accessory apartment.

-Where the maximum size of an accessory apartment shall be subordinate in area to the principal dwelling and shall not exceed **35%** of the gross floor area of said principal dwelling and in no event exceed **1,000 square feet** of gross floor area, the applicant can provide **1,600 square feet**, thus requesting a variance of **600 square feet** for an accessory apartment.

The property is located at **382 Old Hopewell Road** and is identified as **Tax Grid No. 6257-04-569339** in the Town of Wappinger.

Appeal No. 16-7578 (Variance)

Michael Valentino: Seeking an area variance Section 240.30 of District Regulations in an R-40 Zoning District.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant is proposing the construction of a 40' x 40' – 22 high peak metal roof, metal garage for storage of jetski, snowmobiles, wood pellets & classic car**, thus requesting a **variance of 2 feet**.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant can provide 1,600 square feet for the construction of a 40' x 40' – 22 high peak metal roof, metal garage for storage of jetski, snowmobiles, wood pellets & classic car**, thus requesting a **variance of 1,000 square feet**.

The property is located at **14 Gold Road** and is identified as **Tax Grid No. 6258-04-834486** in the Town of Wappinger.

Appeal No. 16-7579 (Variance)

Walter & Maureen Addiss: Seeking an area variance Section 240-37 & 240-30(b) of District Regulations in an R-40 Zoning District.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant can provide 624 square feet for a 24' x 26'** for a 2-car garage, thus requesting a **variance of 24 square feet**.

-Where **25 feet** to the right side yard property line is required, the applicant can only provide **6' 8" feet** for the construction of a 2-car garage (unfinished) with storage area above, thus requesting a variance of **18' 2" feet**.

The property is located at **134 Old Hopewell Road** and is identified as **Tax Grid No. 6157-01-292559** in the Town of Wappinger.

Appeal No. 16-7580 (Variance)

Gertrude & Joseph Minotti: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where accessory structures must comply with all minimum yard setback requirements for buildings, but in no case shall they be permitted in the front yard, the applicant is requesting a variance for pool and deck to remain in the front yard.

The property is located at **19 Cady Lane** and is identified as **Tax Grid No. 6258-03-499100** in the Town of Wappinger.

Discussion:

Appeal No. 16-7581 (Variance)

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

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **35 feet** for an existing **12' x 30'** deck, thus requesting a variance of **15 feet**.

The property is located at **3 Dose Road** and is identified as **Tax Grid No. 6258-04-874307** in the Town of Wappinger.

Appeal No. 16-7582 (Variance)

George & Michele Wilcox: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **75 feet** to the front yard property line is required, the applicant can only provide **29.6 feet** for the construction of a front stoop and steps to replace existing stairs that do not provide a safe landing area at the entry level, thus requesting a variance of **45.4 feet**.

The property is located at **2516 Route 9D** and is identified as **Tax Grid No. 6157-01-276923** in the Town of Wappinger.