

AGENDA as of August 19, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: August 23, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from August 9, 2016

Public Hearing:

Appeal No. 16-7588 (Variance)

Catherine Pendzuk: Seeking an area variance Section 240-37 and 240-30 of District Regulations in an R40 Zoning District.

-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District., the applicant is requesting a variance to allow three sheds to remain (two have Shed Amnesty- 8'x12' & 10'x20') and for the construction of a 12' x 30' carport to enable homeowner to store items in yard, thus requesting a variance to allow three sheds.

-Where Outdoor storage of 1 auto trailer or 1 unoccupied recreation vehicle or 1 boat or 1 other single vehicle owned by the residents of the premises, provided that such trailer, boat or other single vehicle is effectively screened from adjoining properties. Such storage area shall comply with all minimum yard setback requirements for buildings for buildings, but in no case shall it be permitted in the front yard, the applicant is requesting a variance to allow three trailer/campers to remain.

The property is located at 20 Valley Road and is identified as Tax Grid No. 6258-02-936733 in the Town of Wappinger.

Appeal No. 16-7589 (Variance)

Roxanne Wentworth: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where 75 feet is required from a state or county road, the applicant can only provide 34 feet for the construction of a 5' x 12' front deck, thus requesting a variance of 41 feet.

The property is located at 53 Middlebush Road and is identified as Tax Grid No. 6157-02-531890 in the Town of Wappinger.

Appeal No. 16-7590 (Variance)

Michael & Dawn Gunn: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where 25 feet to the side yard property line is required, the applicant can only provide 16 feet for the installation of a 24' above ground round pool, thus requesting a variance of 9 feet.

-Where 25 feet to the side yard property line is required, the applicant can only provide 20.5 feet for the construction of a deck on both sides of the pool, thus requesting a variance of 4.5 feet.

The property is located at 105 Brothers Road and is identified as Tax Grid No. 6358-03-080435 in the Town of Wappinger.

Appeal No. 16-7591 (Variance)

Peter & Debra Ball: Seeking an area variance Section 240.30 of District Regulations in an R-20 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 a 34' x 30' detached (1020 sf.) garage,** thus requesting a **variance of 420 square feet.**

The property is located at **13 Orange Court** and is identified as **Tax Grid No. 6157-02-900890** in the Town of Wappinger.

Appeal No. 16-7592 (Variance)

Mid Hudson Holdings, LLC: Seeking an area variance Section 240-30 and 240-37 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 a 30' x 46' detached garage (1380 sf.),** thus requesting a **variance of 780 square 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 is proposing a height of 21.5 feet for a detached garage,** thus requesting a **variance of 1.5 feet in height.**

The property is located at **15 Caliburn Court** and is identified as **Tax Grid No. 6257-04-597488** in the Town of Wappinger.

New and Old Business: