

AGENDA as of October 6, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 11, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from September 27, 2016

Public Hearing:

Appeal No. 16-7593 (Variance)

James Davitt: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can only provide **10 feet** for the construction of a 2 car detached garage (**24' x 24'**), thus requesting a variance of **10 feet**. The property is located at **13 Regency Drive** and is identified as **Tax Grid No. 6358-01-048647** in the Town of Wappinger.

Discussion:

Appeal No. 16-7594 (Variance)

Robert R. Harless: Seeking an area variance Sections 240-37 and 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 a 18' x 40' (720 sf.) storage building**, thus requesting a **variance of 120 square feet**.

The property is located at **26 Birchwood Drive** and is identified as **Tax Grid No. 6256-02-883774** in the Town of Wappinger.

Appeal No. 16-7595 (Variance)

Jacqueline Egan: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

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

The property is located at **4 Sherwood Heights** and is identified as **Tax Grid No. 6258-04-668440** in the Town of Wappinger.

Appeal No. 16-7596 (Variance)

Thomas Glazer: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can only provide **36 feet** for an existing **26' 6" x 5'** deck, thus requesting a variance of **4 feet**.

The property is located at **27 Split Tree Drive** and is identified as **Tax Grid No. 6158-04-929450** in the Town of Wappinger.

Appeal No. 16-7597 (Variance)

Dean Colombo: Seeking an area variance Section 240-37 and 240-30 of District Regulations in an R-40 Zoning District.

-Where **75 feet** to the front property line is required on a state or county road, the applicant can only provide **70 feet** to the front property line for a shed to be on side of driveway, thus requesting a variance of **5 feet**.

-Where **No accessory structure is permitted in the front yard, the applicant is seeking a variance to allow a 10' x 14' shed to be placed in their front yard.**

- The property is located at **6 Lor-Mar Court** and is identified as **Tax Grid No. 6258-02-875575** in the Town of Wappinger.

New & Old Business:

Catherine Pendzuk, 20 Valley Road – site visit