

AGENDA as of November 14, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: November 15, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from October 25, 2016

Adjourned 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.

Public Hearing:

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. 16-7599 (Variance)

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

-Where **50 feet** to the rear property line is required, the applicant can only provide **34 feet** for a new **25' x 20'** rear deck to the rear property line, thus requesting a variance of **16 feet.**

Where **50 feet** to the rear property line is required, the applicant can only provide **40 feet** to the rear yard for a proposed **18' x 20'** screened in porch, thus requesting a variance of **10 feet.**

The property is located at **220 Cedar Hill Road** and is identified as **Tax Grid No. 6257-03-329144** in the Town of Wappinger.

Appeal No. 16-7600 (Variance)

Michael Spidalieri: Seeking an area variance Sections 240-37 of District Regulations in an R-80 Zoning District.

-Where **25 feet** to the side yard property line is required, the applicant can only provide **17 feet** for the alteration of a 2 story addition and porch, thus requesting a variance of **8 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 26' x 30' (780 sf.) 2 car garage,** thus requesting a **variance of 180 square feet.**

The property is located at **43-51 Osborne Hill Road** and is identified as **Tax Grid No. 6156-02-658941** in the Town of Wappinger.

Discussion:

Appeal No. 16-7601 (Variance)

Steven & Jennifer Monaco: 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 **15 feet** for the construction of a **4' x 26.5'** deck, thus requesting a variance of **25 feet**.

The property is located at **64 Kent Road** and is identified as **Tax Grid No. 6258-03-493027** in the Town of Wappinger.

Appeal No. 16-7602 (Variance)

Toll Brothers, Inc. (Lot 129): Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **30 feet** to the front yard property line is required, the applicant can only provide **28.96 feet** for the construction of a new single family residence (1949 sf.), 2 bedrooms, family room, dining room, study, 2 baths, unfinished basement, 2 car attached garage, central air, rear open deck (144 sf.), front covered porch (40 sf.), thus requesting a variance of **1.04 feet**.

The property is located at **27 Farmington Road** and is identified as **Tax Grid No. 6257-02-708803** in the Town of Wappinger.

Appeal No. 16-7598 (Use Variance)

33 Middlebush Road: Seeking use variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-The applicant intends to utilize the existing 4,400 sf. commercial structure as a contractor's storage facility with accessory offices on 1.75 acres in a Residential Zoning District. The applicant intends to combine the two lots into one to extinguish the property line between parcels. The property was originally purchased with the building on it to renovate and use as a church. The building has been in existence since the 1950s.

The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos. 6157-01-414840 (.88 acres) and 6157-01-396837 (.87 acres)** in the Town of Wappinger.

Appeal No. 16-7604 (Variance)

Jay & Susan Feller: 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 **11.7 feet** for the construction of a **12 feet** wide carport, thus requesting a variance of **8.3 feet**. The property is located at **127 New Hackensack Road** and is identified as **Tax Grid No. 6158-02-822774** in the Town of Wappinger.

New and Old Business:

2017 Schedule