

AGENDA as of November 29, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: November 29, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from November 15, 2016

Public Hearing:

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 14' 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.

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.

-Where 75 feet to the front yard property line on a city road is required, the applicant can only provide 50.1 feet for the construction of a 12 feet wide carport, thus requesting a variance of 24.9 feet.

Discussion:

Appeal No. 16-7603 (Variance)

Kelly Daniel: 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 5 feet for the construction of a 12' x 20' garage, thus requesting a variance of 35 feet.

-Where 20 feet to the right yard property line is required, the applicant can only provide 5 feet for the construction of a 12' x 20' garage, thus requesting a variance of 15 feet.

The property is located at 89 Old Hopewell Road and is identified as Tax Grid No. 6157-01-118594 in the Town of Wappinger.

