**AGENDA as of January 18, 2017**

# MEETING CANCELLED DUE TO INCLEMENT WEATHER

**Town of Wappinger Zoning Board of Appeals**
**MEETING DATE: January 24, 2017**
**TIME: 7:00 PM**

**Town Hall**
**20 Middlebush Road**
**Wappinger Falls, NY**

**Acceptance of the Minutes from January 10, 2017**

**Public Hearing:**

**Appeal No. 17-7606 (Variance)**
**Jamie Bulson & Kim Ortega**:
**2 Middlebush Road**: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.
-Where **50 feet** to the rear yard property line is required, the applicant can only provide **5 feet** for a garage, thus requesting a variance of **45 feet**.
-Where **25 feet** to the side yard property line is required, the applicant can only provide **5 foot** for a **24' x 24'** garage, thus requesting a variance of **20 feet**.
-Where **10 feet** to the rear property line is required, the applicant can only provide **3 feet** for a shed, thus requesting a variance of **7 feet**.
-Where **75 feet** to the front yard property line is required, the applicant can only provide **5 feet** for a shed, thus requesting a variance of **70 feet**.
The property is located at **2 Middlebush Road** and is identified as **Tax Grid No. 6157-01-242792** in the Town of Wappinger.

**Appeal No. 17-7607 (Variance)**
**Jose Matute & Carmy Guangalli**: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.
-Where **75 feet** to the front yard property line is required on a state or county road, the applicant can only provide **64 feet** for the construction of a new single family residence, thus requesting a variance of **11 feet**.
The property is located at **375 Old Hopewell Road** and is identified as **Tax Grid No. 6257-04-559400** in the Town of Wappinger.

**Appeal No. 17-7608 (Variance)**
**Christopher Antal**: 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 **8 feet** to replace existing stairs, wrap around deck and install shower downstairs, thus requesting a variance of **12 feet**.

-Where **35 feet** from the front yard property line is required, the applicant can only provide **30.2 feet** to replace existing stairs, wrap around deck and install shower downstairs, thus requesting a variance of **4.8 feet**.
The property is located at **10 Marlorville Road** and is identified as **Tax Grid No. 6157-01-091682** in the Town of Wappinger.

**Discussion:**

**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 6,766 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.