

AGENDA as of February 2, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: February 7, 2017
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the January 10, 2017 Minutes

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 **10 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 **15 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 Marlerville Road** and is identified as **Tax Grid No. 6157-01-091682** in the Town of Wappinger.

Discussion:

Appeal No. 17-7610 (Variance)

Suey Wa Ng – 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 **15 feet** for the installation of a 24” above ground round pool and an **8’ x 6’** deck, thus requesting a variance of **5 feet**.

The property is located at **2 Sylvia Drive** and is identified as **Tax Grid No. 6257-02-804738** in the Town of Wappinger.

Appeal No. 16-7611 Variance

Louis & Kristen Ruperto: Seeking an area variance Section 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 an addition of 1296 square feet for a 36’ x 36’** detached garage, thus requesting a **variance of 696 square feet**.

The property is located at **22 Vorndran Drive** and is identified as **Tax Grid No. 6357-01-082881** in the Town of Wappinger.

Appeal No. 17-7609 (Variance)

Smart Subdivision – Seeking an area variance Section 240-20B of District Regulations in an R40 Zoning District.

-Where **50 feet** is required for the length of a flag lot driveway, the applicant can only provide **25 feet** at the narrowest point, thus requesting a variance of **25 feet**.

The property is on 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor)

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. (Cappelli)