

AGENDA as of July 6, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: July 11, 2017
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from June 27, 2017

Public Hearing:

Appeal No. 17-7618 (Variance)

Jerald & Valerie Owen: Seeking an area variance Section 240-30 of the District Regulations in an R20 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 the replacement of an old garage damaged by storm with a 24' x 30' (720 sf.) new garage and a 12.6' x 8.6' shed**, thus requesting a variance of **120 square feet**.

The property is located at **148 Widmer** Road and is identified as **Tax Grid No. 6258-01-225680** in the Town of Wappinger.

Appeal No. 17-7620 (Variance)

David Barnard: Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **10 feet** to the rear yard property line is required, the applicant can only provide **5 feet** for the construction of a **10'x 20'** pre-fab shed, thus requesting a variance of **5 feet**.

The property is located at **17 Daisy Lane** and is identified as **Tax Grid No. 6158-02-877892** 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.