

**AGENDA as of August 17, 2017**

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: August 22, 2017**  
**TIME: 7:00 PM**

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

**Acceptance of the Minutes from August 8, 2017**

**Adjourned Public Hearing:**

**Appeal No. 17-7623 (Variance)**

**Sharon Ann Hundley & Matthew Carpenter:** Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can only provide **16' 8"** for an existing above ground pool, thus requesting a variance of **23' 2" feet**.

-Where a shed has been placed on the adjoining property owned by the applicant without a primary use, the applicant is requesting a variance to allow the shed to remain. An accessory use may not be placed on a parcel that does not have a primary use.

The property is located at **15 Thorn Acres Drive** and is identified as **Tax Grid No. 6056-03-223388** (pool/central air) and **6056-03-228402** (existing 12' x 24' shed no electric) in the Town of Wappinger.

**Public Hearing:**

**Appeal No. 17-7609 (Variance)**

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

-Where **125 feet** lot width is required within the principle building envelope on lot 1, the applicant can provide **115.4 feet**, thus requesting a variance of **9.6 feet**.

-Where **50 feet** is required for the length of a flag lot driveway on lot 2, the applicant can only provide **40 feet** at the narrowest point, thus requesting a variance of **10 feet**.

-Where **50 feet** is required for a front yard setback on lot 2, the applicant can provide **35 feet**, thus requesting a variance of **15 feet** front yard setback.

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. 17-7624 (Variance)**

**Linda DeMuccio:** Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **20 feet** to the right yard property line is required, the applicant can only provide **10 feet** for an existing **24' x 22'** deck, thus requesting a variance of **10 feet**.

The property is located at **38 Amherst Lane** and is identified as **Tax Grid No. 6057-04-825428** in the Town of Wappinger.

**Discussion:**

**Appeal No. 17-7625 (Variance)**

**Myers Corners Landing Subdivision** – Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20,000 square feet** is required for a lot in a subdivision, the applicant can only provide **13,409.8 square feet**, thus requesting a variance of **6,590.2 square feet**.

-Where **75 feet** is required for a lot in a front yard setback on a State or County road, the applicant can only provide **23.4 feet**, thus requesting a variance of **51.6 feet**.

The property is located on **Myers Corners Road** and is identified as **Tax Grid No. 6157-02-899988 (0.26 acres)** in the Town of Wappinger. (Povall)

**Appeal No. 17-7626 (Variance)**

**John & Sharon Fusaro**: Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can only provide **13.4 feet** to construct an addition, thus requesting a variance of **6.6 feet**.

The property is located at **25 Sucich Place** and is identified as **Tax Grid No. 6157-02-820590** in the Town of Wappinger.

**Appeal No. 17-7627 (Variance)**

**Donald & Mary Langley**: Seeking an area variance Section 240-30B of the District Regulations in an R40 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 **24' x 30' (720 sf.)**, thus requesting a variance of **120 square feet**.

The property is located at **118 Rosewood Drive** and is identified as **Tax Grid No. 6256-02-519980** in the Town of Wappinger.