

AGENDA as of August 25, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: September 12, 2017
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from August 22, 2017

Public Hearing:

Appeal No. 17-7625 (Variance)

Myers Corners Landing Subdivision – Seeking an area variance Section 240-37 of the 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 **18 feet**, thus requesting a variance of **57 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.

Discussion:

Appeal No. 17-7629 (Variance)

Grace Bible Church – Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **75 feet** is required to the front yard property line on a State or County road, the applicant can only provide **39.4 feet** for the construction of a 924 sf. building expansion and a 720 sf. portico to the existing church, thus requesting a variance **35.6 feet**.

The property is located at **158 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-393242** in the Town of Wappinger.

Appeal No. 17-7628 (Variance)

Guardian Self-Storage Units – Seeking an area variance Section 240-37 of the District Regulations in an HB Zoning District.

-Where **75 feet** is required to the front yard property line on State or County road, the applicant can only provide **18 feet** to allow for two additions to an existing building, thus requesting a variance of **57 feet**.

-Where **25 percent** of a building coverage is required, the applicant can provide **36.7 percent** to combine two lots with additions to an existing building, thus requesting a variance of **11.7 percent**.

The property is located at **1084 Route 9** and is identified as **Tax Grid No. 6156-02-753949** in the Town of Wappinger.

Appeal No. 17-7630 (Variance)

James & Pamela Siegel – Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where **6 feet** to the side yard property line is required, the applicant can provide **3 feet** for an existing 8' x 10' shed, thus requesting a variance of **3 feet**.

-Where **10 feet** to the rear yard property line is required, the applicant can provide **3 feet** for an existing 8' x 10' shed, thus requesting a variance of **7 feet**.

The property is located at **16 Barbara Lane** and is identified as **Tax Grid No. 6156-02-546846** in the Town of Wappinger.