

MINUTES

**MEETING CANCELLED DUE TO
INCLEMENT WEATHER**

**Town of Wappinger
Zoning Board of Appeals
January 10, 2017
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Prager	Chairman	Present
Mr. Casella	Member	Present
Mr. Johnston	Member	Present
Mr. Galotti	Member	Present
Mr. Travis	Member	Present

Others Present:

Mrs. Roberti Zoning Administrator
Mrs. Ogunti Secretary

SUMMARY

Public Hearing:

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 Marlerville 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

Respectfully Submitted,

Adjourned: pm

Bea Ogunti
Secretary
Zoning Board of Appeals