

AGENDA as of November 23, 2020

Town of Wappinger Zoning Board of Appeals
MEETING DATE: December 8, 2020
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from November 24, 2020

Public Hearing:

Appeal No: 20-7714 (Variance)

Kevin & Jenna Ferris: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **25 feet** is required to the side yard property line, the applicant can provide **13 feet** for the construction of a 12 x 20 feet shed, thus requesting a variance of **12 feet**. The property is located at **15 Alfreda Drive** and is identified as **Tax Grid No.: 6157-03-069987** in the Town of Wappinger.

Appeal No. 20-7715 (Variance)

Obercreek Lot Line Re-alignment: Seeking an area variance Section 240-37 of District Regulations in the R40/80 and R-80 Zoning Districts.

Lot 1 (R-80 Zoning District):

-Where **80,000 square feet** is required for minimum lot area, the applicant can provide **76,887 square feet**, thus requesting a variance of **3,113 square feet**.

-Where **200 feet** is required for minimum lot depth, the applicant can provide **143 feet**, thus requesting a variance of **57 feet**.

-Where **40 feet** is required to the side yard property line, the applicant can provide **20 feet** for an existing structure, thus requesting a variance of **20 feet**.

Lot 2 (R-80 Zoning District):

-Where **80,000 square feet** is required for minimum lot area, the applicant can provide **61,419 square feet**, thus requesting a variance of **18,581 square feet**.

Lot 4 (R-80 Zoning District):

-Where **80,000 square feet** is required for minimum lot area, the applicant can provide **32,670 square feet**, thus requesting a variance of **47,330 square feet**.

-Where **200 feet** is required for minimum lot depth, the applicant can provide **152 feet**, thus requesting a variance of **48 feet**.

-Where **50 feet** is required to the front yard property line, the applicant can provide **12 feet** for an existing structure, thus requesting a variance of **38 feet**.

-Where **50 feet** is required to the front yard property line, the applicant can provide **32 feet** for an existing structure, thus requesting a variance of **18 feet**.

-Where **40 feet** is required to the side yard property line, the applicant can provide **3 feet** for an existing structure, thus requesting a variance of **37 feet**.

-Where **40 feet** is required to the side yard property line, the applicant can provide **34 feet** for an existing structure, thus requesting a variance of **6 feet**.

Lot 5 (R-40/80 Zoning District):

- Where **80,000 square feet** is required for minimum lot area, the applicant can provide **30,928 square feet**, thus requesting a variance of **49,072 square feet**.
- Where **200 feet** is required for minimum lot width, the applicant can provide **184 feet**, thus requesting a variance of **16 feet**.
- Where **200 feet** is required for minimum lot depth, the applicant can provide **145 feet**, thus requesting a variance of **55 feet**.
- Where **50 feet** is required to the front yard property line, the applicant can provide **6 feet** for an existing structure, thus requesting a variance of **44 feet**.
- Where **50 feet** is required to the front yard property line, the applicant can provide **8 feet** for an existing structure, thus requesting a variance of **42 feet**.
- Where **75 feet** is required to the center line of the street, the applicant can provide **23 feet** for an existing structure, thus requesting a variance of **52 feet**.
- Where **75 feet** is required to the center line of the street, the applicant can provide **25 feet** for an existing structure, thus requesting a variance of **50 feet**.
- Where **40 feet** is required to the side yard property line, the applicant can provide **9 feet** for an existing structure, thus requesting a variance of **31 feet**.
- Where **50 feet** is required to the side yard property line, the applicant can provide **7 feet** for an existing structure, thus requesting a variance of **43 feet**.

Lot 6 (R-40/80 Zoning District):

- Where **80,000 square feet** is required for minimum lot area, the applicant can provide **47,045 square feet**, thus requesting a variance of **32,955 square feet**.
- Where **200 feet** is required for minimum lot depth, the applicant can provide **127 feet**, thus requesting a variance of **73 feet**.

Lot 7 (R-80 Zoning District):

- Where **40 feet** is required to the side yard property line, the applicant can provide **24 feet** for an existing structure, thus requesting a variance of **16 feet**.
- Where no building can be greater than **2.5 stories/35 feet in height**, the existing silo structure is approximately **37 feet** for an existing structure, thus requesting a variance of **2 feet**.

Appeal No: 20-7716 (Variance)

Gregg Caruso & Alicia Conroy: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

- Where **25 feet** is required to the side yard property line, the applicant can provide **21.2 feet** for the construction of a 309 square feet master bedroom and a 118 square feet mudroom addition, thus requesting a variance of **3.8 feet**.

The property is located at **91 Hackensack Heights Road** and is identified as **Tax Grid No.: 6259-04-734453** in the Town of Wappinger.