

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS

TOWN OF WAPPINGER

DUTCHESS COUNTY

PLEASE TAKE NOTICE, the Town of Wappinger Zoning Board of Appeals will conduct a public hearing on the **26th day of September, 2017** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 of the Zoning Law of the Town of Wappinger to consider the following area variance:

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.

PLEASE TAKE FURTHER NOTICE, the Zoning Board of Appeals has not made a determination of significance pursuant to the State Environmental Quality Review Act and hereby reserves its right to make such determination after the conclusion of the public hearing.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Wappinger at the public hearing as stated above.

Signed: Howard Prager, Chairman
Zoning Board of Appeals
Town of Wappinger
September 12, 2017