

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 **23rd day of January, 2018** 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. 18-7636 (Variance)

John & Pam Nabais: - Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **10 feet** to the rear yard property line is required, the applicant can only provide **7 feet** to the rear for an existing 8' x 12' shed, thus requesting a variance of **3 feet**.

-Where **No accessory structure is permitted in the front yard, the shed is located 60' from front yard line on Diddell Road, the applicant is seeking a variance to allow for an existing 8' x 12' shed to remain in the front yard.**

-Where **50 feet** to the rear property line is required, the applicant can only provide **11 feet** to the rear for an existing 15' x 30' pool with a 4' rear deck, thus requesting a variance of **39 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **36 feet** to the rear for an existing 14' x 20' deck off house, thus requesting a variance of **14 feet**.

The property is located at **2 Spring Hill Court** and is identified as **Tax Grid No. 6359-03-212246** 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
 January 9, 2018