

**Amended 12-13-11
Agenda**

Town of Wappinger Zoning Board of Appeals
MEETING DATE: December 13, 2011
TIME: 7:30 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Approve Minutes for November 22, 2011.

Public Hearing:

Appeal No. 11-7449

At the request of **Michael and Martha Drago** is seeking a variance of Section 240-37 of District Zoning Regulations for an R-20 Zoning District.

-Where **a front yard setback of 75 feet is required**, the applicant is **proposing a front yard setback of 55.23 feet**, to allow for the construction of a front porch, **thus requesting a variance of 19.77 feet**.

The property is located at **237 All Angels Hill Road** and is identified as **Tax Grid No. 6257-02-851938** in the Town of Wappinger.

Discussion:

Appeal No. 11-7450

John Marchesona: Seeking a variance of Section 240-37 of District Zoning Regulations for R-40 Zoning District.

-Where **a side yard setback of 25 feet is required**, the applicant is **proposing a side yard setback of 17 feet 8 inches**, to allow for the construction of a front porch 8' x 23', rear deck 16' x 29', Screened porch 16' x 21', bump out bedroom 5', relocate master walk in Closet, **thus requesting a variance of 7 feet 4 inches**.

-Where **a front yard setback of 50 feet is required**, the applicant is **proposing a front yard setback of 43 feet 3 inches**, to allow for the construction of a front porch 8' x 23', rear deck 16' x 29', Screened porch 16' x 21', bump out bedroom 5', relocate master walk in Closet, **thus requesting a variance of 6 feet 9 inches**.

The property is located at **82 Brothers Road** and is identified as **Tax Grid No. 6358-03-018299** in the Town of Wappinger.

Appeal No. 11-7451 - At the request of **Ann Costigan** who is seeking a variance of Section 240-37 of District Zoning Regulations for R-40 Zoning District.

-Where **a front yard setback of 75 feet is required from a County or State Highway**, the applicant is **proposing a front yard setback of 14 feet 2 inches**, to allow for the replacement and extension of a front deck 16' x 14'6", **thus requesting a variance of 60 feet 10 inches**.

-Where **a rear yard setback of 50 feet is required**, the applicant is **proposing a rear yard setback of 10 feet**, to allow for the construction of a new rear deck 27' x 15", **thus requesting a variance of 40 feet**.

ZONING BOARD OF APPEALS

December 13, 2011

The property is located at **1222 Route 376** and is identified as **Tax Grid No. 6358-01-213931** in the Town of Wappinger.

Appeal No. 11-7438

228 Myers Corners Road, LLC - Seeking an Interpretation of Section 240-16: Nonconforming uses and structures, Town of Wappinger Zoning Code as to the use of the 6.27 acres of property, 3.5 acres are in the NB Zone, and 2.77 acres are in the R-40 Zone. The property is located **228 Myers Corners Road** and is identified as **Tax Grid No. 6258-02-702520** in the Town of Wappinger.