

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 12, 2012
TIME: 7:30 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Revised 6/8/12 2:41pm

Discussion:

Appeal No. 11-7452

David S Crawford – Is seeking a Use Variance of Article IV, Section 240-83 and Section 240-37 in the District Zoning Regulations for an NB Zoning District.

-Applicant is seeking a **Use Variance for the use as a contractor's yard in a neighborhood/business district.**

The property is located **Old State Road and Rt 9D** and is identified as **Tax Grid No. 6057-04-826136** in the Town of Wappinger.

Appeal No. 12-7464

Douglas Murphy-Seeking an area Variance of Section 240-37 of District Regulations in an R-40 Zoning District.

-Where the **code states...in no case shall Accessory Structures be permitted in the front yard** the **applicant requests a variance for a detached garage/workshop in his front yard.**

The property is located **178 Ketchamtown Road** and is identified as **Tax Grid No. 6157-03-242012** in the Town of Wappinger

Appeal No. 12-7466

Joseph Belliveau- Is seeking an area Variance of Section 240-37 of District Zoning Regulations in an R-15 Zoning District.

-Where a **rear yard setback of 30 feet is required**, the **applicant can only provide 10 feet** for the installation of a 21 ft. above ground pool, **thus requesting a 20 ft. rear yard variance.**

-Where a **side yard setback of 15 feet is required**, the **applicant can only provide 10 feet** for the installation of a 21 foot round above ground pool, **thus requesting a 5 ft. side yard variance.**

-Where a **side yard setback of 15 feet is required**, the **applicant can only provide 11 feet 3 inches to side yard for the legalization of pre-existing deck, thus requesting a 3'9" side yard variance.**

The property is located at **24 Dennis Road** and identified as **Tax Grid No 6258-01-096648** in the Town of Wappinger.

Appeal No 12-7465

Gene Lois-Is seeking a use variance of Section 240.37 and 240-107(B) (2) of District Zoning Regulations in a HB Zoning District.

-Where the applicant is seeking a **Use Variance to allow a pre-existing singly family house to be used for a residence** in an HB zone. This property has been used as an office since 2002 when it was granted site plan approval.

The property is located at **1176 Route 9** and is identified as **Tax Grid No. 6157-02-604765**.