Town of Wappinger Zoning Board of Appeals **Town Hall**
MEETING DATE: October 09, 2012 **20 Middlebush Road**
TIME: 7:30 PM **Wappinger Falls, NY**

Approve the minutes for September 25, 2012

Public Hearing:

Appeal No. 12-7471
Grace Elder-Seeking an area Variance of Section 240-37 of District Regulations in an R-20 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 pre-existing gazebo.
The property is located **27 Kent Road** and is identified as **Tax Grid No. 6258-03-324082** in the Town of Wappinger.

Discussion:

Appeal No. 12-7472

Chapel of Sacred Mirrors-Is seeking an area variance of Section 240-37 of District Zoning Regulations in an R 40/80 Zoning District.
-Where a **side yard setback of 40 feet is required**, the **applicant can only provide 14.6 feet** for construction of an addition to the existing carriage house which will be converted to an art gallery, **thus requesting a 25.4 side yard setback.**
The property is the former Deer Hill Conference Center, **(46-70 Deer Hill Road)**, located on Wheeler Hill Road and is identified by **Tax Grid No. 6057-02-834604** in the Town of Wappinger.

Appeal No. 12-7473

Joseph Carino-Is seeking an area variance of Section 240-37 of District Zoning Regulations in an R20 Zoning District.
-Where a **rear yard setback of 40 feet is required**, the **applicant can only provide 23 feet** for the installation of a 15X24 foot above ground pool and an attached 23' X 30' deck, **thus requesting a 17 foot rear yard setback.**
-Where a side yard setback of 20 feet is required, **the applicant can only provide 10 feet** for the installation of a 15x24 foot above ground pool and a 23'x30' attached deck, **thus requesting a 10 foot side yard setback.**
The property is located at **7 Morgan Court** and is identified as **Tax Grid No. 6258-01-188954.**