

Town of Wappinger Zoning Board of Appeals  
**MEETING DATE: February 26, 2013**  
**TIME: 7:30 PM**

Town Hall  
**20 Middlebush Road**  
**Wappinger Falls, NY**

**Acceptance of the Minutes from January 12, 2013 and February 12, 2013**

**Public Hearing:**

**Appeal No. 13-7482**

**Ronald Ferris**-Is seeking an area variance of Section 240-37 of Zoning Regulations in an R-20 Zoning District.

-Where **20 feet to the side yard is required for a two car garage addition**, the applicant **can only provide 17 feet**, thus requesting a **3 foot side yard variance**. The property is located at **5 David Loop** and is identified by Tax Grid No. **6157-02-976678**.

**Appeal No. 13-7478**

**Danny & Anna Leone**-Is seeking an area variance of Section 240-37 of Zoning Regulations in an R-15 Zoning District.

-Where **15 feet to the rear is required for an existing 15' X 30' above ground pool and a 6' X 8' deck**, the applicant **can only provide 6.2 feet**, thus requesting a **an 8.8 foot rear yard setback**.

-Where **6 feet to the side yard is required for a 10' X 12' existing shed**, the applicant **can only provide 0 feet**, thus requesting a **6 foot side yard variance**. The property is located at **1 Amherst Lane** and is identified by **Tax Grid No. 6057-02-700568**.

**Appeal No. 12-7477**

**Verizon Wireless**- Is seeking an area variance of Section 240-81 (G)(3)(c)[1] of District Zoning Regulations in a COP Zoning District.

-Where **1,500 feet on a horizontal plane to any structure which is to be occupied by a public or private school**, the applicant **can only provide -0- feet**.

-Where a **minimum distance of 750 feet on a horizontal plane from any daycare center, church or place of worship**, the applicant **can only provide -0- feet**.

The property is located at **155-179 Myers Corners Road** and is identified by **Tax Grid No. 6258-03-350303**.

**Discussion:**

**Appeal No. 13-7483**

**Mousa Nesheiwat**-Is seeking an area variance of Section 240-3 of Zoning Regulations in an R-40 Zoning District.

-Where **50 feet to the front yard** is required for the construction of a house on an existing non-conforming footprint, the applicant can only provide **32.3 feet**, thus requesting a **17.7 foot front yard variance**.

-Where **50 feet to the rear yard** is required for the construction of a house on an existing non-conforming footprint, the applicant can only provide **18.1 feet**, thus requesting a **31.9 foot variance**.

The property is located at **94 Robinson Lane** and is identified by Tax Grid No. **6459-03-070409**.