

Town of Wappinger Zoning Board of Appeals
MEETING DATE: July 23, 2013
TIME: 7:30 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Site Visits: Fernandes—24 Losee Road
Lutterschmidt—8 Rich Drive
Younge-20 Sky Top
Porter- 398 Maloney Road

Public Hearings:

Appeal No. 13-7495

Frank Porter-Is seeking an area variance of Section 240-37 of Zoning Regulations in an R-40 Zoning District.

-Where a **50 foot rear yard setback** is required for the installation of a 15 x 20 A/G pool with no deck, the applicant can only provide **27 feet to the rear property line**, thus requesting a **23 foot variance**.

The property is located at **398 Maloney Rd** and is identified by Tax Grid No. **6259-02-951801**.

Appeal No. 13-7498

Rui & Josefa Fernandes- Is seeking an area variance of Section 240-37 of Zoning Regulations in a R 40 Zoning District.

-Where an approved shed was placed **in front of house** not according to approved building permit. The Zoning Code of the Town of Wappinger states "Accessory Structures must comply with all minimum yard setback requirements for buildings, but in **no case shall they be permitted in the front yard**".

The property is located at **24 Losee Road** and is identified by **Tax Grid No. 6157-02-913638**.

Appeal No. 13-7499

Florence Lutterschmidt-Is seeking an area variance of Section 240-37 of Zoning Regulation in an R-20 Zoning District.

-Where a **20 foot side yard setback** is required for an existing 24 x 16 garage, the applicant can only provide **16 feet** to the rear property line, thus requesting a **4 foot variance**.

The property is located at **8 Rich Drive** and is identified by Tax Grid No. **6257-02-849861 in the Town of Wappinger**.

Appeal No. 13-7500

Jennifer Younge-Is seeking an area variance of Section 240-37 of Zoning Regulation in an R-40/80 Zoning District.

-Where a **40 foot side yard setback** is required for an existing 20 x 12 car port shed, the applicant can only provide **15 feet** to the rear property line, thus requesting a **25 foot variance.**

-Where the **code states...in no case shall Accessory Structures be permitted in the front yard** the applicant requests a variance for an existing 12 x 20 shed in her front yard.

The property is located at **20 Sky Top Drive** and is identified by Tax Grid No. **6056-01-296750 in the Town of Wappinger.**

Discussions:

Appeal No. 13-7501

Catherine Kalinski- Is seeking an area variance of Section 240-37 of Zoning Regulation in an R-15 Zoning District.

-Where the maximum size of an accessory apartment shall be subordinate in area to the principal dwelling and shall not exceed **35%** of the gross floor area of said principal dwelling and in no event exceed 1,000 square feet of gross floor area, the applicant can provide **40%**, thus requesting a **5%** variance.

The property is located at **8 Midge Drive** and is identified by Tax Grid No. **6156-01-445721** in the Town of Wappinger.

Appeal No. 13-7502

Michael Smith- Is seeking an area variance of Section 240-37 of Zoning Regulation in an R-40/80 Zoning District.

-Where a **50 foot front yard** setback is required for the installation of a 20 x 34 A/G pool with deck, the applicant can only provide **26 feet** thus requesting a **24 foot variance.**

-Where a **40 foot right side yard** setback is required for the installation of a 20 x 34 A/G pool with deck, the applicant can only provide **22 feet** thus requesting an **18 foot** variance.

The property is located at **47 Marlerville Road** and is identified by Tax Grid No. **6157-01-008835** in the Town of Wappinger.