

Town of Wappinger Zoning Board of Appeals
MEETING DATE: November 26, 2013
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Public Hearing:

Acceptance of the minutes from October 8, 2013, October 22, 2013 and November 12, 2013

Appeal No. 13-7511

Ray Alexander & Melandie Williamson-Is seeking an area variance of Section 240-37 of Zoning Regulations in a R40/80 Zoning District.

-Where in **no case shall accessory structures be permitted in the front yard**, the applicant has an **existing I/G 15' X 24' pool** in their front yard.

-Where in **no case shall accessory structures be permitted in the front yard**, the applicant has a **hot tub in** their front yard.

-Where in **no case shall accessory structures be permitted in the front yard**, the applicant has a **pavilion for wood storage** in their front yard.

The property is located at **68 Diddell Road** and is identified by **Tax Grid No. 6359-03-383254** in the Town of Wappinger.

Adjourned Discussion:

Appeal No. 13-7504

Aaron Kellner & Krystal Campbell - Is seeking an area variance of Section 240-20(A) of the Town of Wappinger Zoning Regulation and 280-a of Town Law in an R-20 Zoning District.

-The applicant (Kellner) proposes to access his lot over an easement which has been created over the 1.48 acre Campbell lot, two other lots on Easter Road would also gain access over the Campbell property with the granting of this variance. The properties are located at **76 & 80 Easter Road (Kellner) 54 & 62 Easter Road & 14 Circle Drive (Campbell)** and are identified by **Tax Grid Nos. 6056-01-294696/326668 (Kellner) & 6056-01-259729/276713/259750 (Campbell)** in the Town of Wappinger.

Discussion:

Appeal No. 13-7509

James Geraghty-Is seeking an area variance of Section 240-37 of Zoning Regulations in an R-15 Zoning District.

-Where **12 feet** to the side yard property line is required, the applicant can only provide **9 feet**, thus requesting a **3 foot** variance for an existing **12' X 20'** deck (with no stairs).

- The property is located at **14 Ardmore Drive** and is identified by Tax Grid No. **6257-03-268482** in the Town of Wappinger.