

Town of Wappinger Zoning Board of Appeals
MEETING DATE: January 14, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the minutes from December 10, 2014

Public Hearing:

Appeal No. 13-7512

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

-Where **50 feet** to the **front yard** property line is required, the applicant can only provide **45 feet 3 inches**, thus requesting a **4 foot 9 inch** variance for an existing **13 foot 10 inch X 33 foot 10 inch front yard deck**.

-The property is located at **10 Lydia Drive** and is identified by **Tax Grid No. 6257-03-092235** 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.

Appeal No. 13-7513

James Sanborn-Is seeking an area variance of Section 240-37 of the Town of Wappinger Zoning Regulations in an R-40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **25 feet**, thus requesting a **25 foot** variance for the placement of a **12 foot X 20** foot shed.

-The property is located at **12 Dose Road** and is identified by **Tax Grid No. 6258-04-930355** in the Town of Wappinger.

Appeal No. 13-7510

Greenbaum & Gilhooley's-Is seeking the following (5) variances of Section 240-18(f), and 240-37 of Zoning Regulations in an HB Zoning District. The property is located at **1379 Route 9** and is identified by **Tax Grid No. 6157-02-594684** in the Town of Wappinger.

1. Where as **2 acres** are required in an HB zoning district, the applicant is proposing to develop a pre-existing non-conforming undersized lot, the applicant can only provide **1.89 acres**, thus requesting a **0.11acre** variance.
2. Where as **200 feet** minimum lot depth is required, the applicant can only provide **149 feet 4 inches**, thus requesting a variance of **50 feet 6 inch** for the proposed development of a pre-existing non-conforming under sized lot.
3. Where as **30 feet** from the bank canopy roof, is required for a rear yard setback, the applicant can only provide **13feet 4 inches**, thus requesting a **16 feet 8 inch** variance.
4. Where as **75 feet** front yard setback is required to a state or county highway, the applicant can only provide **69 feet 8 inches**, for an existing front wall of the existing building, thus requesting a **5 feet 4 inch** setback.
5. Where as **25%** is required for landscaping, the applicant can only provide **12%**, thus requesting a **13%** variance. (As part of the mitigation that is being proposed, the applicant will obtain a Use & Occupancy permit from the NYS Department of Transportation. This will allow for the use of a portion of the NYSDOT right-of-way for landscaped planting beds. This will reduce the variance required for the minimum landscaped open space to 4.4 %.)