

Town of Wappinger Zoning Board of Appeals
MEETING DATE: March 11, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the minutes from November 26, 2013, February 11, 2014 and February 25, 2014

Adjourned Public Hearing

Appeal 14-7515

Michael Goodwin-Is seeking an area variance of 280 A of NYS Town Law and 240-20A of the Town of Wappinger Zoning Code in and R 20/40 Zoning District.

-Where **any construction of any structure unless the street or highway giving access to said use or structure has been suitably improved to Town road standards** for the construction of a modular home, consisting of 3 bedrooms, 1 family room, 1 dining room, 1 bath, central air, and a garage.

-The property is located at **35 Dugan Lane** and is identified by **Tax Grid No. 6256-02-970944** in the Town of Wappinger.

Adjourned Public Hearing:

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.

Public Hearing:

Appeal No. 14-7516

Antonella & Gennaro Mauro Is seeking an area variance of 240-37 of the Town of Wappinger Zoning Regulation in an R-40 Zoning District.

-Where a **30 foot rear yard setback** is required for the installation of a 24' above ground pool with no deck, the applicant can only provide **20 feet** to the rear property line, thus requesting at **10 ft.** variance.

The property is located at **10 Kendell Drive** and is identified by **Tax Grid No. 6257-03-372438** in the Town of Wappinger.