

Town of Wappinger Zoning Board of Appeals
MEETING DATE: April 8, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from March 11, 2014 and March 25, 2014

Public Hearing:

Appeal 14-7517

Carl O'Toole- Is seeking an area variance of Section 240-37 of the Town of Wappinger Zoning Regulation in an R-20 Zoning District.

-Where **75 feet** is required to the front yard property line, the applicant can only provide **51 feet**, thus requesting a **24 foot** variance for the new construction of a **32' X 32'** single family two story residence with an attached **24' X 24'** garage and demolishing existing residence on the site.

-The property is located at **222 Old Hopewell Road** and is identified by Tax Grid No. **6157-02-735509** in the Town of Wappinger.

Discussion:

Appeal No. 14-7518

Durants Tents & Events-Is seeking the following (3) variances of Section 240-18(f), and 240-37 of Zoning Regulations in an HB Zoning District. The property is located at **1155 Route 9** and is identified by **Tax Grid No. 6157-04-632086/627103** in the Town of Wappinger.

1. Where a **2 acres** are required in an HB zoning district, the applicant is proposing to combine Lot 632086 (1.50 acres) and Lot 627103 (0.31 acres) to create 1 lot (1.81 acres) for a pre-existing non-conforming undersized lot, the applicant can only provide **1.81 acres**, thus requesting a **0.19 acre** variance.
2. Where a **75 foot** front yard setback is required to a state or county highway, the applicant can only provide **37.7 feet**, to Osborne Hill Road, thus requesting a **37.3 foot** front yard setback sized lot.
3. Where a **75 foot** front yard setback is required to a state or county highway, the applicant can only provide **62.6** feet, thus requesting a **12 feet 4 inch** variance.

Appeal No. 14-7520

Thomas & Dana Nicoletti- Is seeking an area variance of Section 240-37 of the Town of Wappinger Zoning Regulation in an R-20 Zoning District.

Where **30 feet** to the rear yard property line is required, the applicant can only provide **1 foot**, thus requesting a **29 foot** variance for a **12 foot X 28 foot** existing canvas barn style shelter. The shelter is also located in a Central Hudson ROW. The applicant must produce documentation from Central Hudson allowing shelter to remain.

The property is located at **1 Bowdoin Lane** and is identified by Tax Grid No. **6057-02-739612** in the Town of Wappinger.

Appeal No. 14-7519

Michelle Heinemann- Is seeking an area variance of Section 240-37 of the Town of Wappinger Zoning Regulation in an R80 Zoning District.

Where a **75 foot** front yard property line is required on a state or county road, the applicant's structure encroaches into DOT ROW and a fence that exceeds the town code of 6 feet.

The property is located at **1111 Route 376** and is identified by Tax Grid No. **6358-01-205670** in the Town of Wappinger.