

Town of Wappinger Zoning Board of Appeals
MEETING DATE: April 22, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from April 8, 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.

Public Hearing:

Durants Tents & Events-Is seeking the following (3) variances of Section 240-18(f), and 240-37of 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 (0.31acres) to create 1 lot (1.81acres) 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. 14-7519

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.

Discussion:

Appeal No. 14-7521

Charles & Janet Dell'Amore-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20 Zoning District.

-Where **20 feet** to the side yard is required, the applicant can only provide **17 feet 6 3/8 inches**, thus requesting a **2 foot 5 5/8 inch** variance for the construction of an **8 X 24** addition.

The property is located at **15 Doyle Drive** and is identified by **Tax Grid No. 6257-02-822546** in the Town of Wappinger.

Appeal No. 14-7522

Joseph & Jeannine Conforti-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20/40 Zoning District.

Where **50 feet** to the rear yard is required, the applicant can only provide **22 feet**, thus requesting a **28 foot** variance for the construction of a **10 x 30** deck to an above ground pool.

The property is located at **17 Pine Ridge Drive** and is identified by **Tax Grid No. 6257-04-971161** in the Town of Wappinger.