

Town of Wappinger Zoning Board of Appeals
MEETING DATE: May 13, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

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.

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.

Public Hearing:

Appeal No. 14-7520

Thomas & Dana Nicoletti - Is seeking an area variance of Section 240-37 of District Zoning Regulations for an R-40 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.

Discussion:

Appeal No. 14-7523

Patrica & Antonio Martins – Is seeking an area variance of Section 240-37 of District Zoning Regulations for an R-20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can only provide **7 feet**, thus requesting a **13 foot** variance for a **20 X 20** existing steel carport.

-The property is located at **119 Edgehill Drive** and is identified by **Tax Grid No. 6358-03-091091** in the Town of Wappinger.