

Amended June 10, 2014

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 10, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from May 27, 2014

Appeal No. 14-7528

Nancy Bruner-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in a R40 Zoning District.

-Where **25 feet** to the side yard is required, the applicant can only provide **1 foot**, thus requesting a **24 foot** variance for an existing **12' X 24'** shed.

The property is located at **57 Brother Road** and is identified by Tax Grid No. **6258-04-892185** in the Town of Wappinger.

Appeal No. 14-7529

Michael & Kristen Simms-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in a R20 Zoning District.

-Where **40 feet** to the rear yard is required, the applicant can only provide **32 feet**, thus requesting an **8 foot** variance for an 15' X 24' X 52' above ground pool.

The property is located at **30 Kent Road** and is identified by Tax Grid No. **6258-03-310026** in the Town of Wappinger.

Appeal No. 14-7524

Robert Faust-Is seeking the following (5) variances of Section 240-37 of Zoning Regulations in an R20 Zoning District.

1. Where **40 feet** to the rear property line is required, the applicant can only provide **25 feet**, thus requesting a **15 foot** variance for an existing **21foot** above ground pool.
2. Where **20 feet** to the side property line is required, the applicant can only provide **11feet 6 inches**, thus requesting an **8 foot 6 inch** variance for and existing **21 foot** above ground pool.
3. Where **10 feet** to the left property line is required, the applicant can only provide **7 feet**, thus requesting a **3 foot** variance for an existing **10 X 16** deck.

4. Where **10 feet** to the rear property line is required, the applicant can only provide **6 inches**, thus requesting a **9 foot 6 inches** variance for and existing **10 X 12** shed.
5. Where **10 feet** to the left side property line is required, the applicant can only provide **1 foot 3 inches**, thus requesting an **8 foot 9 inch** existing shed.

The property is located at **24 Mac Intosh Lane** and is identified by **Tax Grid No. 6258004-629003** in the Town of Wappinger.

Appeal 14-7527 (Interpretation)

Smart Subdivision-Is seeking an Interpretation of the Determination from the Zoning Administrator in regards to a 2 lot subdivision as it pertains to an existing non-conforming 3 family house. Where a legal non-conforming 3 family exists on 2.059 acres, the applicant is seeking to subdivide the parcel into 2 lots with the legal non-conforming 3 family house to remain. The determination of the Zoning Administrator is that the applicant should remove one unit before subdividing the 2.059 acres into two approximately one acre parcels. The property is 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor)

Appeal No. 14-7526 (variance)

Smart Subdivision- To discuss a proposed 2-lot subdivision where the existing non-conforming legal 3 family home will remain on lot 1 and a second lot will be created in the rear of the parcel. Each lot will be served by private wells and subsurface sewage disposal systems and the existing driveway will continue to be used as a shared driveway for both lots. An individual paper driveway is shown on the plan as an alternate means of ingress/egress for Lot 2. The property is 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor)