

AMENDED AUGUST 8, 2014

Town of Wappinger Zoning Board of Appeals
MEETING DATE: August 12, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from July 22, 2014

Public Hearing:

Appeal 14-7532

Allen & Christine Blake-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20/40 Zoning District.

-Where **25 feet** to the left side yard is required, the applicant can only provide **18.2 feet**, thus requesting a **6.8 foot** variance for a second floor addition, consisting of two bedrooms, one play room and a bathroom.

-Where **25 feet** to the right side yard is required; the applicant can only provide **22.1 feet**, thus requesting a **2.9 foot** variance for a second floor addition, consisting of two bedrooms, one play room and a bathroom.

The property is located at **260 Ketchamtown Road** and is identified by Tax Grid No. **6156-01-493894** in the Town of Wappinger.

Discussion:

Appeal 14-7533

Geraldine Nostro (Michael Helfer-contractor)-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R40 Zoning District.

-Where **25 feet** to the side property line is required, the applicant can only provide **8 feet**, thus requesting a **17 foot** variance for the construction of a **22 X 26** detached garage.

-Where accessory structures must comply with all minimum yard setback requirements for buildings, but in no case shall they be permitted in the front yard, the applicant is requesting a **15 foot** variance for encroachment into front yard.

The property is located at **8 Sherwood Heights** and is identified by Tax Grid No. **6258-04-675429** in the Town of Wappinger.

Discussion:

Appeal 14-7534

Donald Brooke-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R40/80 Zoning District.

-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District, the applicant has 3 accessory structures.

The property is located at **62 Marlorville Road** and is identified by Tax Grid No. **605702-765712** in the Town of Wappinger.

Appeal 14-7535

Matthew & Heather Idema-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 left side property line is required, the applicant can only provide **16 feet 8 inches**, thus requesting a **3 foot 4 inch** variance for the construction of a **16 feet X 16 feet** screened porch.

The property is located at **34 Alpert Drive** and is identified by Tax Grid No. **6257-02-765712** in the Town of Wappinger.