

Town of Wappinger Zoning Board of Appeals
MEETING DATE: August 26, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Public Hearing:

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.

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 Marlerville 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.

Discussion:

Appeal 14-7536

Cathy McErlean-Goddard-Is seeking an area variance of Section 240-54 (A) and 240-54 (E) of the Town of Wappinger Regulation in an R80 Zoning District.

-Where a **professional studio** use is to be conducted solely within a dwelling unit, the applicant can supply a **detached barn** for studio use.

-Where no more than **500 square feet** for use of a professional studio, the applicant can provide a **1,200 square foot** barn, thus requesting a **700 square foot** variance for the use as a professional studio.

The property is located at **54 Valentine Drive** and identified as **Tax Grid No. 6156-01-140562** in the Town of Wappinger.

Executive Session- For Legal Advice