

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: September 9, 2014**  
**TIME: 7:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappinger Falls, NY**

Acceptance of the Minutes from August 26, 2014

Adjourned Public Hearing:

**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)

**Public Hearing:**

**Appeal No. 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.

**Discussion:**

**Appeal No. 14-7537**

**MD Imaging**-Is seeking an area variance of Section 240-29 of the Town of Wappinger Regulation in a HB (Highway Business) Zoning District.

-Where **10 feet** in height is maximum for a free standing sign, the applicant is requesting a **15 foot** high free standing sign; thus requesting a **5 foot** variance for a free standing sign.

-Where a maximum of **25 square feet** is required for a free standing sign, the applicant is requesting a **73.5 square foot** free standing sign; thus requesting a **48.5 square foot** variance.

The property is located at **1323 Route 9** and is identified as Tax Grid No. **6157-02-563544** in the Town of Wappinger.

**Appeal No. 14-7538**

**Susan Rose**- Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R 20/40 Zoning District.

-Where **50 feet** to the front yard on the Card Road side is required, the applicant can only provide **31.4 feet**; thus requesting a **18.6 foot** variance for the construction of an addition to an existing single family dwelling.

-Where **50 feet** to the front yard on the South Fowlerhouse Road side is required, the applicant can only provide **18.4 feet**; thus requesting a **31.6** foot variance for the construction of an addition to an existing family dwelling.

The property is located at **7 Card Road** and is identified as Tax Grid No. **6157-04-526258** in the Town of Wappinger.