

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 14, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from September 9, 2014 & September 23, 2014

Adjourned Public Hearing:

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 14-7539

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

-Where **45 feet** to the rear property line is required, the applicant can only provide **35 feet**; thus requesting a **10 foot variance** for the construction of a **20 X 26** master bedroom. It will include a bathroom and the installation of central air conditioning.

The property is located at **6 Park Hill Drive** and is identified as Tax Grid No. **6356-01-166971** in the Town of Wappinger.

Discussion:

Appeal 14-7540

LMD Property Holdings-La Fonda- Is seeking an area variance of Section 240-37, Attachment 4 of the Town of Wappinger Regulation in an HB Zoning District.

-Where there is a limitation of 2 ½ stories in a residential dwelling , the applicant is seeking a variance to allow 49 three story residential units.

The property is located at **Old Route 9 and Old Hopewell Road** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger.

Legal Advice: Richard Graham