

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 28, 2014
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from October 14, 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) (Cantor)

Discussion:

Appeal No. 14-7541

Edward Baehler- Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R 40 Zoning District.

-Where **25 feet** to the left side yard is required, the applicant can only provide **15 feet**; thus requesting a **10 foot** variance for a replacement deck.

-Where **25 feet** to the left side yard is required, the applicant can only provide **17.6 feet**; thus requesting a **7.4 foot** variance for the legalization of the house.

The property is located at **19 Larissa Lane** and is identified as Tax Grid No. **6358-01-310512** in the Town of Wappinger.