

**AMENDED ON AUGUST 6, 2015 @ 4:43 pm**

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: August 6, 2015**  
**TIME: 7:00 PM**

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

**Acceptance of Minutes from July 14, 2015**

**Public Hearing:**

**Appeal No. 15-7560 (Variance)**

**Anthony Burger:** Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **26 feet** for the addition and alteration of a **10 feet x 18 feet** attached shed to garage with electric, thus requesting a variance of **24 feet**.

The property is located at **63 Osborne Hill Road** and is identified as **Tax Grid No. 6156-02-627920** in the Town of Wappinger.

**Appeal No. 15-7561 (Variance)**

**Rene & Rita Foucaud:** Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-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 variance for encroachment into front yard for an existing **9' x 18'** shed.

The property is located at **140 Dorothy Lane** and is identified as **Tax Grid No. 6256-02-557952** in the Town of Wappinger.

**Appeal No. 15-7559 (Variance)**

**Lawrence Pariseau:** Seeking an area variance Section 240-37 of District Regulations in an R-3A Zoning District.

-Where **50 feet** to the left side yard setback is required, the applicant can only provide **49.3 feet**, thus requesting a variance of **.7 feet** to construct a deck.

-Where **50 feet** to the right side yard setback is required, the applicant can only provide **42.5 feet**, thus requesting a variance of **7.5 feet** to construct a deck. The property is located at **146 Diddell Road** and is identified at **Tax Grid No. 6359-02-659517** in the Town of Wappinger.

**Appeal No. 15-7562 (Variance)**

**Randolph School:** Seeking the following four (4) area variances pursuant to Section 240-58 (C) and 240-37 of District Regulations in an R-20/40 Zoning District.

-Where the minimum setback from adjacent residential properties shall be twice that otherwise required in the district in which the property is located.

-Where **100' 0"** rear yard setback required, the applicant can only provide **51' 0"**, thus requesting a variance of **49' 0"** for the construction of a **2000 square feet** accessory building for the library and arts studio.

-Where **50 feet** to the side yard is required pursuant to Section 240-58 (C), the applicant can provide **11' 5"** to the side yard for a **12 x 24 sf.** existing shed, thus requesting a variance of **38' 7" sf.**

-Where **100 feet** to the rear yard is required pursuant to Section 240-58 (C), the applicant can provide **42' 8"** to the rear yard for an existing **12 x 24 sf.** shed, thus requesting a variance of **57' 4"**.

The property is located at **2467 Route 9D** and is identified as **Tax Grid No. 6157-01-216814** in the Town of Wappinger.

**Discussion:**

**Appeal No. 15-7564 (Variance)**

**Terry & Carol Glass:** Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where the **code states...in no case shall Accessory Structures have a footprint greater than 600 square feet nor a height in excess of 20 feet.** The applicant is proposing an **addition to his garage for a total of 780 square feet,** thus requesting a **variance of 180 square feet.**

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **25 feet** for the construction of a **26' x 30'** detached garage, thus requesting a variance of **25 feet.**

-Where **25 feet** to the right side yard property line is required, the applicant can only provide **15 feet** for the construction of a **26" x 30"** detached garage, thus requesting a variance of **10 feet.**

The property is located at **3 Montfort Road** and is identified as **Tax Grid No. 6358-01-158534** in the Town of Wappinger.