

AGENDA as of January 25, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: February 9, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from January 26, 2016

Public Hearing:

Appeal No. 15-7570 Variance

Martin Vanihel & Marybeth Martone: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **25 feet** to the side yard property line is required, the applicant can only provide **18 feet** for an existing **10' x 23'** shed, thus requesting a variance of **7 feet**.

The property is located at **324 Cedar Hill Road** and is identified as **Tax Grid No. 6256-01-405947** in the Town of Wappinger.

Discussion:

Appeal No. 16-7573 Variance

Susan Sonnenberg: Seeking an area variance Section 240.30(b) and 240-53 of District Regulations in an R-40 Zoning District.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant is proposing an addition of 672 square feet for a 24' x 28'** detached garage with accessory apartment, thus requesting a **variance of 72 square feet**.

-Where the maximum size of an accessory apartment shall be subordinate in area to the principal dwelling and shall not exceed **35%** of the gross floor area of said principal dwelling and in no event exceed 1,000 square feet of gross floor area, the applicant can provide **49.7%**, thus requesting a **14.7%** variance. The existing house is **1352 square feet** and the proposed house is **672 square feet**.

The property is located at **135 Cedar Hill Road** and is identified as **Tax Grid No. 6257-03-328325** in the Town of Wappinger.

New and Old Business: