AGENDA as of January 25, 2016

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