AGENDA as of March 13, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: March 14, 2017
TIME: 7:00 PM

Agenda Items:

Acceptance of the Minutes from February 28, 2017

Public Hearing:

**Appeal No. 17-7609 (Variance)**
Smart Subdivision – Seeking an area variance Section 240-20B of District Regulations in an R40 Zoning District.
- Where 50 feet is required for the length of a flag lot driveway, the applicant can only provide 25 feet at the narrowest point, thus requesting a variance of 25 feet.
The property is on 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. 17-7610 (Variance)**
Suey Wa Ng – Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.
- Where 20 feet to the side yard property line is required, the applicant can only provide 15 feet for the installation of a 24” above ground round pool and an 8’ x 6’ deck, thus requesting a variance of 5 feet.
The property is located at 2 Sylvia Drive and is identified as **Tax Grid No. 6257-02-804738** in the Town of Wappinger.

**Appeal No. 16-7598 (Use Variance)**
33 Middlebush Road: Seeking use variance Section 240-37 of District Regulations in an R20/40 Zoning District.
- The applicant intends to utilize the existing 6,766 sf. commercial structure as a contractor’s storage facility with accessory offices on 1.75 acres in a Residential Zoning District. The applicant intends to combine the two lots into one to extinguish the property line between parcels. The property was originally purchased with the building on it to renovate and use as a church. The building has been in existence since the 1950s.
The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos. 6157-01-414840 (.88 acres) and 6157-01-396837 (.87 acres)** in the Town of Wappinger.