

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER
DUTCHESS COUNTY

PLEASE TAKE NOTICE, the Town of Wappinger Zoning Board of Appeals will conduct a public hearing on the **26th day of November, 2019** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Sections 240-37 and 240-30B of the Zoning Law of the Town of Wappinger to consider the following area variance:

PLEASE TAKE FURTHER NOTICE, the Zoning Board of Appeals has not made a determination of significance pursuant to the State Environmental Quality Review Act and hereby reserves its right to make such determination after the conclusion of the public hearing.

Appeal No. 19-7690 (Variance)

Anthony & Danielle Jennette: Seeking an area variance Sections 240-37 and 240-30B of District Regulations in an R40 Zoning District.

-Where no more than two accessory buildings shall be permitted in any 1-family residential 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 a 24' x 36' feet 3-car garage (864 sf.), thus requesting a variance of 264 square feet.

-Where no more than two accessory buildings shall be permitted in any 1-family residential district. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant can provide 22 feet in height for the construction of a 3-car garage, thus requesting a variance for 2 feet.

-Where **50 feet** is required to the front yard, the applicant can provide **32 feet** for the construction of a 3-car garage, thus requesting a variance of **18 feet**.

-Where no accessory structure is permitted in the front yard, the applicant is requesting a variance to allow for the construction of a 3-car garage in the front yard.

The property is located at **29 Vandewater Drive** and is identified as **Tax Grid No.: 6259-04-757238** in the Town of Wappinger.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Wappinger at the public hearing as stated above.

Signed: Al Casella, Chairman
Zoning Board of Appeals
Town of Wappinger
November 12, 2019