

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 **8th day of December, 2020** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 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. 20-7715 (Variance)

Obercreek Lot Line Re-alignment: Seeking an area variance Section 240-37 of District Regulations in the R40/80 and R-80 Zoning Districts.

Lot 1 (R-80 Zoning District):

-Where **80,000 square feet** is required for minimum lot area, the applicant can provide **76,887 square feet**, thus requesting a variance of **3,113 square feet**.

-Where **200 feet** is required for minimum lot depth, the applicant can provide **143 feet**, thus requesting a variance of **57 feet**.

-Where **40 feet** is required to the side yard property line, the applicant can provide **20 feet** for an existing structure, thus requesting a variance of **20 feet**.

Lot 2 (R-80 Zoning District):

-Where **80,000 square feet** is required for minimum lot area, the applicant can provide **61,419 square feet**, thus requesting a variance of **18,581 square feet**.

Lot 4 (R-80 Zoning District):

-Where **80,000 square feet** is required for minimum lot area, the applicant can provide **32,670 square feet**, thus requesting a variance of **47,330 square feet**.

-Where **200 feet** is required for minimum lot depth, the applicant can provide **152 feet**, thus requesting a variance of **48 feet**.

-Where **50 feet** is required to the front yard property line, the applicant can provide **12 feet** for an existing structure, thus requesting a variance of **38 feet**.

-Where **50 feet** is required to the front yard property line, the applicant can provide **32 feet** for an existing structure, thus requesting a variance of **18 feet**.

-Where **40 feet** is required to the side yard property line, the applicant can provide **3 feet** for an existing structure, thus requesting a variance of **37 feet**.

-Where **40 feet** is required to the side yard property line, the applicant can provide **34 feet** for an existing structure, thus requesting a variance of **6 feet**.

Lot 5 (R-40/80 Zoning District):

- Where **80,000 square feet** is required for minimum lot area, the applicant can provide **30,928 square feet**, thus requesting a variance of **49,072 square feet**.
- Where **200 feet** is required for minimum lot width, the applicant can provide **184 feet**, thus requesting a variance of **16 feet**.
- Where **200 feet** is required for minimum lot depth, the applicant can provide **145 feet**, thus requesting a variance of **55 feet**.
- Where **50 feet** is required to the front yard property line, the applicant can provide **6 feet** for an existing structure, thus requesting a variance of **44 feet**.
- Where **50 feet** is required to the front yard property line, the applicant can provide **8 feet** for an existing structure, thus requesting a variance of **42 feet**.
- Where **75 feet** is required to the center line of the street, the applicant can provide **23 feet** for an existing structure, thus requesting a variance of **52 feet**.
- Where **75 feet** is required to the center line of the street, the applicant can provide **25 feet** for an existing structure, thus requesting a variance of **50 feet**.
- Where **40 feet** is required to the side yard property line, the applicant can provide **9 feet** for an existing structure, thus requesting a variance of **31 feet**.
- Where **50 feet** is required to the side yard property line, the applicant can provide **7 feet** for an existing structure, thus requesting a variance of **43 feet**.

Lot 6 (R-40/80 Zoning District):

- Where **80,000 square feet** is required for minimum lot area, the applicant can provide **47,045 square feet**, thus requesting a variance of **32,955 square feet**.
- Where **200 feet** is required for minimum lot depth, the applicant can provide **127 feet**, thus requesting a variance of **73 feet**.

Lot 7 (R-80 Zoning District):

- Where **40 feet** is required to the side yard property line, the applicant can provide **24 feet** for an existing structure, thus requesting a variance of **16 feet**.
- Where no building can be greater than **2.5 stories/35 feet in height**, the existing silo structure is approximately **37 feet** for an existing structure, thus requesting a variance of **2 feet**.

The properties are located at **Creek, Marlerville and New Hamburg Roads** 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: Peter Galotti, Chairman
Zoning Board of Appeals
Town of Wappinger
November 19, 2020