

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 **28th day of March, 2023** 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:

Appeal No.: 23-7780 (Area Variance)

Ketchamtown Land Development, LLC (Dylan Aquado), Garth Bosman & Kathleen Patrick:
Seeking an area variance Sections 240-37 and 240-20.B of District Regulations in an R40 Zoning District.

-Where **50 feet** wide flag lot access strip to street frontage is required, the applicants can provide a minimum of **36 feet** for a proposed subdivision and lot line re-alignment, thus requesting a variance of **14 feet**.

-Where **25 feet** to the side yard property line is required, the applicants can provide **3 feet** for a proposed subdivision and lot line re-alignment, thus requesting a variance of **22 feet**.

The property is located at **Ketchamtown Road and 86 Ketchamtown Road** and identified as **Tax Grid Nos.: 6157-03-070275 (34.40 acres) and 6157-03-150311 (2.00 acres)** 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
March 16, 2023