

Town of Wappinger Zoning Board of Appeals
MEETING DATE: APRIL 10, 2012
TIME: 7:30 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Public Hearing:

Appeal No. 12-7458:

Dante M. DiStasio Seeking a variance of Section 240-37 of District Zoning Regulations for R-40 Zoning District.

-Where **a rear yard setback of 25 feet is required**, the applicant is **proposing a rear yard setback of 23 feet**, to allow the construction of a deck 24' x 12' in rear, **thus requesting a variance of 2 feet**.

The property is located at **68 Fieldstone Loop** and is identified as **Tax Grid No. 6257-06-325778** in the Town of Wappinger.

Appeal No. 12-7456

NYCDEP Shaft 6 – Seeking five (5) variances of Section 240-27 & 240-37 of District Zoning Regulations R-80 Zoning. The property is located at **195-209 River Road** and is identified as **Tax Grid No. 6056-01-288977** in the Town of Wappinger.(Canale)

1. Where **one (1) construction trailer is allowed**, the applicant is **proposing up to ten (10) temporary construction trailers to allow the NYCDEP requirement of multiple contractors on publicly-bid projects. Each contractor to provide its own construction trailer to be used as an office**, thus requesting a variance **of nine (9) temporary trailers**.
2. Where **one (1) storage container is allowed**, the applicant is **proposing up to forty-five (45) storage containers for sound mitigation**, thus requesting a variance of **forty-four (44) temporary storage containers**.
3. Where **a side yard setback of 80 feet is required for storage containers from the property line**, the applicant is **proposing a side yard setback of 40'**, to allow placement of double-stacked empty storage containers as a noise barrier along one (1) property line, **thus requesting a temporary variance of 40'**.
4. Where **two (2) square feet is allowed for signage in a residential neighborhood**, the applicant is **proposing thirty-two (32) square feet**, to allow one (1) 4-foot by 8-foot site identification sign at the entrance to its property, **thus requesting a variance of for signage of thirty (30) square feet**.
5. Where **ten (10) percent maximum lot coverage is allowed**, the applicant can **provide thirteen and four-tenth (13.4) percent** lot coverage on the site upon completion of the project, **thus requesting a variance of three (3) and four-tenths (.4) percent additional lot coverage**.

Discussion:

Appeal No. 11-7442 - At the request of **Reed Swenson** who is seeking a variance of Section 240-37 of District Zoning Regulations for an R-20 Zoning District.

-Where **a front yard setback of 75 feet is required on a State/County Highway**, the applicant is **proposing a front yard setback of 50 feet**, to allow for the construction of new residential housing, **thus requesting a variance of 25 feet**.

The property is located at **New Hackensack Road** and is identified as **Tax Grid No. 6158-02-948876** in the Town of Wappinger.

Appeal No: 12-7460

J. Mathiasen Seeking a variance of Section 240-37 of District Zoning Regulations for R-40 Zoning District.

-Where **the front yard setback of 50 feet is required**, the applicant is **proposing a front yard setback of 19.3 feet**, to allow the construction of an attached 2 car garage **thus requesting a variance of 30.7 feet**.

The property is located at **8 Conner Rd.** and is identified as **Tax Grid No. 6157-01-038921** in the Town of Wappinger.

Appeal No. 12-7461

C. Campbell & V. Johnson Seeking a variance of Section 240-37 of District Zoning Regulations for R-20/40 Zoning District.

-Where **the front yard setback of 50 feet is required**, the applicant is **proposing a front yard setback of 41 feet**, to allow the demolition of front porch and construct new mudroom, **thus requesting a variance of 9 feet**.

The property is located at **125 Curry Rd.** and is identified as **Tax Grid No. 6157-02-515620** in the Town of Wappinger.

Interpretation:

Appeal No. 12-7459

Sinclair & Kunzer.- Seeking an Interpretation of Section 240-37: Where the fabricating, assembling, finishing or repair of goods are not permitted in an HB zoning district. The applicant feels their business is consistent and less intensive than surrounding businesses. The property is located **767 Old Route 9** and is identified as **Tax Grid No. 6157-02-524976** in the Town of Wappinger.