

Town of Wappinger Zoning Board of Appeals
MEETING DATE: July 31, 2012
TIME: 7:30 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Approve minutes for April 13, 2010.
Approve minutes for April 27, 2010.
Approve minutes for May 11, 2010.
Approve minutes for May 25, 2010.
Approve minutes for June 8, 2010.
Approve minutes for June 22, 2010.
Approve minutes for July 13, 2010.
Approve minutes for July 27, 2010.
Approve minutes for August 10, 2010.
Approve minutes for August 24, 2010.
Approve minutes for September 14, 2010.
Approve minutes for September 28, 2010.
Approve minutes for November 9, 2010.
Approve minutes for November 23, 2010.
Approve minutes for February 22, 2011
Approve minutes for October 11, 2011
Approve minutes for May 22, 2012
Approve minutes for June 12, 2012
Approve minutes for June 26, 2012
Approve minutes for July 10, 2012

Public Hearing:

Janice Sabbagh-Is seeking an area variance of Section 240-37 of District Zoning Regulations in an R-20 Zoning District.

-Where a rear yard setback of 40 feet is required, the applicant can only provide 7 feet for the installation of a 18 x 33 above ground pool, thus requesting a 33 ft. rear yard variance.

The property is located at 12 Daisy Lane and is identified as Tax Grid No. 6158-02-912877

Discussion:

Appeal No. 12-7468

Tony Scott – Is seeking a variance of Section 240-37 in the Zoning Laws of the Town of Wappinger . No footprint greater than 600' for an accessory building. The applicant can provide 1440 square feet thus requesting a variance of 840 square feet for a 3 bay detached garage.

-Section 240-30 states- There shall be a maximum of two accessory building on a residentially used or residentially zoned lot, and no such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet.

The property is located **6 Wild wood Drive** and is identified as **Tax Grid No. 6158-02-839730** 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**.

