

Town of Wappinger Zoning Board of Appeals  
**MEETING DATE: December 11, 2012**  
**TIME: 7:30 PM**

Town Hall  
**20 Middlebush Road**  
**Wappinger Falls, NY**

**Approve Minutes from November 13, 2012**  
**Approve Minutes from November 27, 2012**

**Public Hearing:**

**Appeal No. 12-7474**

**Old Troy Subdivision-Craig T O'Donnell**-Is seeking an area variance of Section 240-37 of District Zoning Regulations in an R/80 Zoning District. The applicant is proposing two resident lots in a residential district.

- Where **80,000 square feet is required per lot**, the **applicant can only provide 80,037.87 square feet** for Lot 1 (which is in conformance) and can only provide **75,649.28 square feet** for Lot 2. The applicant is seeking a variance of **4,683.72 square feet for Lot 2.**

The property is located at **Wheeler Hill Road (Along the southwest side of Old Troy Road and near the intersection of Wheeler Hill Road)** and is identified as **Tax Grid No. 6057-04-589487.**(Day)

**Public Hearing**

**Appeal No. 12-7475**

**12-3264/Gas Land Petroleum, Inc. -** Is seeking an area variance of Section 240-37 of District Zoning Regulations in an NB Zoning District. The applicant is proposing a front yard setback for a 137 square feet addition to an existing building.

-Where a **75 foot setback is required to a county or state highway**, the applicant **is proposing a front setback of 70 feet.** The applicant is seeking a variance of **5 feet.**

The property is located at **1831 Route 376** and is identified as **Tax Grid No. 6259-02-524833.**  
(Chazen)

**Discussion:**

**Appeal No. 12-7476**

**Brian Darcy**-Is seeking an use variance of Section 240-37 of District Zoning Regulations in an R/20 Zoning District.

-Where an R/20 zoning district restricts business use, the applicant is requesting this property be used for automotive detailing and repairs.

The property is the former Sloper Willen Ambulance building and is located at **20 MacFarlane Road** and is identified by **Tax Grid No. 6157-04-720271.**