

Town of Wappinger Zoning Board of Appeals
MEETING DATE: April 14, 2015
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of Minutes from March 24, 2015: Meeting cancelled

Discussions:

Appeal No. 15-7546 David Plaza: - Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **25 feet** to the side yard is required, the applicant can only provide **11.5 feet**. For a proposed garage, thus requesting a variance of **13.5 feet** for the construction of a detached garage.

The property is located **194 Old Ketchamtown Road** and is identified as **Tax Grid No. 6156-01-332986** in the Town of Wappinger.

Appeal No. 15-7548 Earth Angels Veterinary: Seeking an area variance Section 240-71(A,D) of Regulations in an R-80 Zoning District.

-Where a minimum of **10 acres** is required for veterinary hospitals with outdoor runs in a residential district, the applicant can only provide **8.96 acres**, thus **requesting a variance of 1.04 acres**.

-Where the zoning code for veterinarian offices permit one, non-illuminated, free-standing sign, not to exceed **6 square feet** on each side, the applicant is proposing a two-sided sign with **32 square feet** on each side, thus requesting a variance of **26 square feet for both sides of their proposed signage**.

The property is located **44 St. Nicholas Road** and is identified as **Tax Grid No. 6258-01-200871** in the Town of Wappinger.

Appeal No. 15-7547 Garth Bosman: Seeking an area variance Section 240-21, (B)(4) of District Regulations in an R-40 Zoning District.

-Where 6 feet fence height is the maximum allowed, the applicant requests a **12 feet** height for a proposed fence, thus requesting a **6 feet** variance to allow for security.

The property is located **86 Ketchamtown Road** and is identified as **Tax Grid. 6157-03-150311** in the Town of Wappinger.

Appeal No. 15-7545 Brian Coto: - Seeking an area variance Section 240-37 of District Regulations in an R-40/80 Zoning District.

-Where **75 feet** is required for a front yard setback on the state or county road, the applicant can provide **51.2 feet** for an existing deck, thus **requesting a variance 23.8 feet**.

-Where 75 feet is required for a front yard setback on a state or county road, the applicant can provide **53.4 feet** for an existing Pole Barn addition, thus requesting a variance of **21.6 feet**.

The property is located **1985 Route 9D** and is identified as **Tax Grid No. 6056-02-656759** in the Town of Wappinger.

Appeal No. 15-7549 (Interpretation) RADD Automotive: Seeking an Interpretation of the Determination from the Zoning Administrator in regards to the whether or not automobile repair is a service business or not. The business is in the R-20 residential zoning district and is a legal non-conforming business. Section 240-16 (C)(1)(b) states: *Further, a building or structure which contains*

a legal nonconforming use shall not be enlarged relative to the size of such use on the effective date of this chapter, nor shall any external evidence of such use be increased by any means whatsoever, except that when authorized by special permit of the Planning Board, a building containing a nonconforming retail or service business use may be enlarged or extended to an extent not exceeding 50% of the gross floor area of the building devoted to such nonconforming use which legally existed on the date that such use became nonconforming under the terms of the Town of Wappinger Zoning Law.

The property is located **1441 Route 376** and is identified as **Tax Grid No. 6259-04-840023** in the Town of Wappinger.