

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 22, 2015
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of Minutes from June 9, 2015

Adjourned Public Hearing:

Appeal No. 15-7544 (Variance)

Stewart's Shops Corp. #325 – Seeking an area Variance of Section 240-52(A) & 240-52(E) of District Regulations in a CC Zoning District. The applicant is currently before the Planning Board for an amended site plan and Special Use Permit to add a gasoline filling station to the existing Stewart Shop.

-Where **1000 feet is required** from a residential district, the applicant can provide **200 feet**, thus **requesting a variance of 800 feet** to allow issuance of a Special Use Permit for a proposed gasoline filling station.

-Where **2,500 feet is required** between gasoline filling stations, the applicant can provide **1,425 feet**, thus **requesting a variance of 1,075 feet** to allow issuance of a Special Use Permit for a proposed gasoline filling station.

The property is located at **2048-2054 Route 9D** and is identified as **Tax Grid No. 6056-02-776904 & 6056-02-783920** in the Town of Wappinger.

Public Hearing:

Appeal No. 15-7557 (Variance)

George & Rose Tsoukaris - Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can only provide **16' 6"** or the installation of a **15 feet x 30 feet** oval above ground pool, thus requesting a variance of **23' 6"**.

The property is located **2 Steinhaus Lane** and is identified as **Tax Grid No. 6057-02-746502** in the Town of Wappinger.

Discussion:

Appeal No. 15-7558 (Variance)

Michael & Sandra Krajieski - Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **75 feet** to the front yard property line is required to a county or state road, the applicant can only provide **55 feet** to construct a **10 x 20 feet** deck with hot tub, thus requesting a variance of **20 feet**.

-Where accessory structures must comply with all minimum yard setback requirements for buildings, but in no case shall they be permitted in the front yard, the applicant is requesting a variance for encroachment into front yard.

-Where the side yard requirements are **20 feet** in an R-20 Zone, the applicant could only provide **13 feet** for an above ground pool installed in November 1992, thus requesting a **7 feet** variance. The property is located at **45 Regency Drive** and is identified as **Tax Grid No. 6257-02-973510** in the Town of Wappinger.

Appeal No. 15-7559 (Variance)

Lawrence Pariseau - Seeking an area variance Section 240-37 of District Regulations in an R-3A Zoning District.

-Where **50 feet** to the left side yard setback is required, the applicant can only provide **40.3 feet**, thus requesting a variance of **9.7 feet** to construct a deck.

-Where **50 feet** to the right side yard setback is required, the applicant can only provide **42.5 feet**, thus requesting a variance of **7.5 feet** to construct a deck. The property is located at **146 Diddell Road** and is identified at **Tax Grid No. 6359-02-659517** in the Town of Wappinger.