

AGENDA as of August 17, 2015

Town of Wappinger Zoning Board of Appeals
MEETING DATE: August 25, 2015
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of Minutes from August 6 and 11, 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. 15-7564 (Variance)

Terry & Carol Glass: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where the **code states...in no case shall Accessory Structures have a footprint greater than 600 square feet nor a height in excess of 20 feet.** The applicant is proposing an **addition to his garage for a total of 780 square feet**, thus requesting a **variance of 180 square feet.**

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **25 feet** for the construction of a **26' x 30'** detached garage, thus requesting a variance of **25 feet.**

-Where **25 feet** to the right side yard property line is required, the applicant can only provide **15 feet** for the construction of a **26' x 30'** detached garage, thus requesting a variance of **10 feet.**

The property is located at **3 Montfort Road** and is identified as **Tax Grid No. 6358-01-158534** in the Town of Wappinger.

Appeal No. 15-7563 (Variance)

Cyrus & Sandra Tompkins: Seeking an area variance Section 240-37 of District Regulations in an HM Zoning District.

-Where **25 feet** to the rear yard property line is required, the applicant can only provide **20 feet** for a **14' x 23'** existing 3 season room, thus requesting a variance of **5 feet.**

The property is located at **3 Leskow Circle** and is identified as **Tax Grid No. 6356-01-250947** in the Town of Wappinger.

Appeal No. 15-7546 Variance

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 property line 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 **24' x 24'** 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.

Discussion: