

AGENDA as of October 22, 2015

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 27, 2015
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

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.

Appeal No. 15-7562 (Variance)

Randolph School: Seeking the following four (4) area variances pursuant to Section 240-58 (C) and 240-37 of District Regulations in an R-20/40 Zoning District.

-Where the minimum setback from adjacent residential properties shall be twice that otherwise required in the district in which the property is located.

-Where **100' 0"** rear yard setback required, the applicant can only provide **51' 0"**, thus requesting a variance of **49' 0"** for the construction of a **2000 square feet** accessory building for the library and arts studio.

-Where **50 feet** to the side yard is required pursuant to Section 240-58 (C), the applicant can provide **11' 5"** to the side yard for a **12 x 24 sf.** existing shed, thus requesting a variance of **38' 7" sf.**

-Where **100 feet** to the rear yard is required pursuant to Section 240-58 (C), the applicant can provide **42' 8"** to the rear yard for an existing **12 x 24 sf.** shed, thus requesting a variance of **57' 4"**.

The property is located at **2467 Route 9D** and is identified as **Tax Grid No. 6157-01-216814** in the Town of Wappinger.

Appeal No. 15-7565 Variance

Vincent Gesmundo: - Seeking an area variance Section 240-37 / 240-5 of District Regulations in an R-20 Zoning District.

-Where 2 acres are required for farm animals, the applicant can only provide .36 of an acre for pigeons, thus requesting a variance of 1.64 acres.

The property is located **22 Robert Lane** and is identified as **Tax Grid No. 6158-04-950110** in the Town of Wappinger.

Public Hearing:

Appeal No. 15-7566 (Variance)

Cheung Chingfai: Seeking an area variance Section 240-37 of District Regulations in an HM Zoning District.

-Where **75 feet** to the front yard property line is required to a county and state road, the applicant can only provide **7.5 feet** to the county road for an existing **10' x 16'** shed, thus requesting a variance of **67.5 feet.**

-Where **75 feet** to the front yard property line is required to a county and state road, the applicant can only provide **11 feet** to the county road for an existing **8' x 12'** shed, thus requesting a variance of **64 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.

The property is located at **2358 Route 9D** and is identified as **Tax Grid No. 6157-01-059624** in the Town of Wappinger.

Discussion:

Appeal No. 15-7567 Variance

Frank Clavelin: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **10 feet** to the side yard property line is required, the applicant can only provide **3 feet** for an existing **13' x 13'** wood shed, thus requesting a variance of **7 feet.**

The property is located **21 Helen Drive** and is identified as **Tax Grid No. 6158-02-721813** in the Town of Wappinger.

Appeal No. 15-7568 Variance

Mirosław Sulewski: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **35 feet** to the front property line is required, the applicant can only provide **29 feet** for an existing **6' x 6'** front porch, thus requesting a variance of **6 feet.**

The property is located **1 Pippin Lane** and is identified as **Tax Grid No. 6258-04-543077** in the Town of Wappinger.

New and Old Business:

Gas Stations: Discuss the whether to recommend changes to the zoning code in regard to setbacks.