

**AGENDA (AMENDED) as of January 7, 2016**

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: January 12, 2016**  
**TIME: 7:00 PM**

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

**Acceptance of the Minutes from December 8, 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. 15-7569 (Variance)**

**Peter & Lindsey Toia:** Seeking an area variance Section 240-30 (B) 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 a **garage for a total of 960 square feet**, thus requesting a **variance of 360 square feet.**

The property is located at **40 Montfort Road** and is identified as **Tax Grid No. 6358-03-265295** in the Town of Wappinger.

**Discussion:**

**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 opened and closed 11/10/15)

**Appeal No. 16-7572 (Variance)**

**Laura Hamed!** Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **10 feet** to the rear yard property line is required for a shed under 200 sf, the applicant can only provide **4 feet** for an existing **10' x 12'** shed, thus requesting a variance of **6 feet**. The property is located at **61 Scott Drive** and is identified as **Tax Grid No. 6257-02-736541** in the Town of Wappinger.

**Interpretation:**

**Appeal No. 16-7571 (Interpretation)**

**RJA Holdings, Inc./Route 9D Project**: Seeking an Interpretation of the Determination from the Zoning Administrator in regards to whether the revised application of R.J.A. Holdings, Inc. falls within Section 5 of Local Law #1 of 2015 which states, as follows: The zoning amendment herein shall not apply to any property for which an application for site plan or sub-division approval has been properly filed with the Town of Wappinger as of the effective date of this local law. The property is located at **2054 Route 9D** and is identified as **Tax Grid No.6056-02-783920** in the Town of Wappinger.

**New and Old Business:**