AGENDA as of March 3, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: March 8, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from February 9, 2016

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 Heaing:

Appeal No. 16-7573 Variance
Susan Sonnenberg: Seeking an area variance Section 240.30(b) and 240-53 of District Regulations in an R-40 Zoning District.
-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant is proposing an addition of 672 square feet for a 24' x 28'** detached garage with accessory apartment, thus requesting a **variance of 72 square feet**.
-Where the maximum size of an accessory apartment shall be subordinate in area to the principal dwelling and shall not exceed **35%** of the gross floor area of said principal dwelling and in no event exceed 1,000 square feet of gross floor area, the applicant can provide **49.7%,** thus requesting a **14.7%** variance. The existing house is **1352 square feet** and the proposed house is **672 square feet**.
The property is located at **135 Cedar Hill Road** and is identified as **Tax Grid No. 6257-03-328325** in the Town of Wappinger.

Discussion:

Appeal No. 16-7575 (Variance)
RADD Automotive: Seeking an area variance Section 240-16C (1)(d) of District Regulations in an R-20 Zoning District.
-Where **40 feet** to the side yard property line is required, the applicant can only provide **35 feet** for the construction of a **40' x 50'** storage building, thus requesting a variance of **5 feet**.
The property is located at **1441 Route 376** and is identified as **Tax Grid No. 6259-04-840023** in the Town of Wappinger.

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.

Appeal No. 16-7574 Variance
Donald Ross: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.
-Where **20 feet** to the side yard property line is required, the applicant can only provide **13 feet** for the addition of a **12' x 16'** living room, thus requesting a variance of **7 feet.**
The property is located at **50 Top O Hill Road** and is identified as **Tax Grid No. 6359-03-004014** in the Town of Wappinger.

New and Old Business: