

AGENDA as of April 5, 2016

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

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from March 22, 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 Hearing:

Appeal No. 16-7577 (Variance)

Joe Vasillo: 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 **15 feet** for the addition of a **12' x 23' addition and a 6' X 23' deck**, thus requesting a variance of **5 feet**.

The property is located at **7 Wendy Road** and is identified as **Tax Grid No. 6258-01-022717** in the Town of Wappinger.

Discussion:

Appeal No. 16-7576 (Variance)

Linda Delvescovi: Seeking an area variance Section 240-37 and 240-53B(4) of District Regulations in an R-40 Zoning District.

-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 **40%**, thus requesting a **5%** variance for an accessory apartment.

-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 **1,600 square feet**, thus requesting a variance of **600 square feet** for an accessory apartment.

The property is located at **382 Old Hopewell Road** and is identified as **Tax Grid No. 6257-04-569339** in the Town of Wappinger.

Appeal No. 16-7578 (Variance)

Michael Valentino: Seeking an area variance Section 240.30 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 the construction of a 40' x 40' – 22 high peak metal roof, metal garage for storage of jetski, snowmobiles, wood pellets & classic** car, thus requesting a **variance of 2 feet.**

-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 can provide 1,600 square feet for the construction of a 40' x 40' – 22 high peak metal roof, metal garage for storage of jetski, snowmobiles, wood pellets & classic** car, thus requesting a **variance of 1,000 square feet.**

The property is located at **14 Gold Road** and is identified as **Tax Grid No. 6258-04-834486** in the Town of Wappinger.

Appeal No. 16-7579 (Variance)

Walter & Maureen Addiss: Seeking an area variance Section 240-37 & 240-30(b) 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 can provide 624 square feet for a 24' x 26'** for a 2-car garage, thus requesting a **variance of 24 square feet.**

-Where **25 feet** to the right side yard property line is required, the applicant can only provide **6' 8" feet** for the construction of a 2-car garage (unfinished) with storage area above, thus requesting a variance of **18' 2" feet.**

The property is located at **134 Old Hopewell Road** and is identified as **Tax Grid No. 6157-01-292559** in the Town of Wappinger.

Appeal No. 16-7580 (Variance)

Gertrude & Joseph Minotti: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-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 pool and deck to remain in the front yard.

The property is located at **134 Old Hopewell Road** and is identified as **Tax Grid No. 6258-03-499100** in the Town of Wappinger.

New and Old Business: