

AGENDA as of May 24, 2016

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: May 24, 2016  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Acceptance of the Minutes from May 10, 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. 16-7579 (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' 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 **3' 4" feet** for the construction of a 2-car garage (unfinished) with storage area above, thus requesting a variance of **21' 6" 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. 16-7581 (Variance)**

**Rose Schwalb:** Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **18 feet** for an existing **12' x 30'** deck, thus requesting a variance of **32 feet**.

The property is located at **3 Dose Road** and is identified as **Tax Grid No. 6258-04-874307** in the Town of Wappinger.

**Appeal No. 16-7582 (Variance)**

**George & Michele Wilcox**: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **75 feet** to the front yard property line is required, the applicant can only provide **29.6 feet** for the construction of a front stoop and steps to replace existing stairs that do not provide a safe landing area at the entry level, thus requesting a variance of **45.4 feet**.

The property is located at **2516 Route 9D** and is identified as **Tax Grid No. 6157-01-276923** in the Town of Wappinger.

**Discussion:**

**Appeal No. 16-7583 (Variance)**

**Bradley & Nicole Cuadrado**: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **30 feet** to the rear property line is required, the applicant can only provide **15 feet** for the installation of a 24' above ground pool, thus requesting a variance of **15 feet**.

The property is located at **19 Lenny Court** and is identified as **Tax Grid No. 6257-01-383560** in the Town of Wappinger.

**Appeal No. 16-7584 (Variance)**

**Concetta Olivieri**: Seeking an area variance Section 240-37 and 240-30 of District Regulations in an R-20 Zoning District.

-Where **75 feet** to the front property line is required on a state or county road, the applicant can only provide **20 feet** for the construction of a **15' x 30'** shed, thus requesting a variance of **55 feet**.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory buildings shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. No accessory structure is permitted in the front yard. The applicant can only provide 450 square feet for a 15' x 30' shed**, thus requesting a **variance of 150 square feet**.

The property is located at **207 Old Hopewell Road** and is identified as **Tax Grid No. 6157-02-668575** in the Town of Wappinger.

**New & Old Business:**

33 Middlebush Road