

AGENDA as of May 25, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 14, 2016
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from May 24, 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. 16-7583 (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 **No accessory structure is permitted in the front yard, the applicant is seeking a variance to allow a 14' x 28' shed to be placed in their front yard.**

-Where **75 feet** to the front property line is required on a state or county road, the applicant can only provide **20 feet** to the front property line for the construction of a **14' x 28'** shed, thus requesting a variance of **55 feet**.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District, the applicant has 4 additional sheds,** thus requesting a **variance for 5 sheds to remain.**

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