

AGENDA as of July 6, 2016

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

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from June 28, 2016 Meeting

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. 16-7585 (Variance)

Michael & Lynne Colley: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side property line is required, the applicant can only provide **15 feet** for a **15'x20'** oval above ground pool, thus requesting a variance of **5 feet**.

The property is located at **4 Davis Drive** and is identified as **Tax Grid No. 6257-02-897513** in the Town of Wappinger.

Appeal No. 16-7586 (Variance)

Joseph & Arlene Capozzoli: 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 installation of a **24' x 52"** above ground pool, thus requesting a variance of **7 feet**.

-Where **40 feet** to the rear yard property line is required, the applicant can only provide **8 feet** for the installation of a **24' x 52"** above ground pool, thus requesting a variance of **32 feet**.

The property is located at **28 Daisy Lane** and is identified as **Tax Grid No. 6158-02-855950** in the Town of Wappinger.

Discussion:

Appeal No. 16-7587 (Variance)

Sean Miller & Nicole Machin: Seeking an area variance Section 240-37 of District Regulations in an R15 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can only provide **26 feet** for the construction of a **12' x 22'** computer room, thus requesting a variance of **9 feet.**

The property is located at **294 Ketchamtown Road** and is identified as **Tax Grid No. 6156-02-566848** in the Town of Wappinger.

New and Old Business: