

MINUTES

**Town of Wappinger
Zoning Board of Appeals
July 28, 2009**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Summarized Minutes

Members: Mr. DellaCorte, Vice-Chairman
Mr. Casella, Member
Mr. McVeigh, Member
Ms. McEvoy-Riley, Member

Member Absent: Mr. Prager, Chairman

Others Present: Mr. Horan, Town Attorney
Mrs. Lukianoff, Zoning Administrator
Mrs. Roberti, Secretary

SUMMARY

Discussions:

Robert & Mary Clarke -Did not appear.

Spooge, Inc. -Public Hearing on August 11, 2009.

Ms. McEvoy-Riley: **Motion to approve the minutes for June 9, 2009.**

Mr. Casella: Second the motion.

Vote: All present voted aye.

Ms. McEvoy-Riley: **Motion to approve the minutes for June 23, 2009.**

Mr. Casella: Second the motion.

Vote: All present voted aye.

Ms. McEvoy-Riley: **Motion to approve the minutes for July 14, 2009.**

Mr. Casella: Second the motion.

Vote: All present voted aye.

Appeal No. 09-7405

Robert & Mary Clarke- Seeking an area variance of Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **a rear yard setback of 40 feet is required**, the applicant is **proposing a rear yard setback of 4 feet**, to allow for an existing 21 ft. AG pool, **thus requesting a variance of 36 feet**. The property is located at **2 Thornacres Drive** and is identified as **Tax Grid No. 6056-03-239463** in the Town of Wappinger.

Applicants did not show. Illness in family.

Appeal No. 09-7406

Spooge, Inc. - Seeking area variances of Section 240-37 of District Zoning Regulations for HB Zoning.

-Where **a side yard setback of 10 feet is required**, the applicant is **proposing a side yard setback of 5 feet**, to allow for a proposed building for a call center business, **thus requesting a variance of 5 feet**.

The property is located at **684 Old Route 9N** and is identified as **Tax Grid No. 6157-02-602780** in the Town of Wappinger.

Present: Bill Povall - Engineer

Mr. Povall: This is a parcel on Old Route 9 next to the Nissan Dealership on one side and the new green building on the other. The owner's building is in very bad shape and the lot is only .27 of an acre. We are before the PB for a new larger building and where we need 10 feet to the side we can only get 5 feet at most to fit the building. The lot is only 55 feet wide and is very restrictive.

Mr. DellaCorte: Is the existing building coming down?

Mr. Povall: Yes. We will need to build the new one first and then take the old one down. This is a call center and it can't be shut down.

Mr. McVeigh: Where is the parking lot?

Mr. Povall: Here in the rear and in the front once the existing house comes down. There will also be a stockade fence on this side of the driveway.

Discussion continued at the dais.

Mr. DellaCorte: We will schedule a site visit for this Saturday on the 8th of August and set your public hearing for August 11, 2009.

Mr. Povall: Thank you.

Meeting ended at 8:45 PM

Respectfully Submitted,

Barbara Roberti, Secretary
Zoning Board of Appeals