

Mr. Peter Galotti: Motion to approve the Minutes of November 10, 2015.
Mr. Casella: Second the Motion.
Vote: All present voted Aye.

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.

Mr. Johnston: Motion to open the Adjourned Public Hearing.
Mr. Casella: Second the Motion.
Vote: All present voted Aye.

Mr. Casella: Motion to adjourn the Adjourned Public Hearing to January 12, 2015.
Mr. Johnston: Second the Motion.
Vote: All present voted Aye.

Discussion:

Appeal No. 15-7569 (Variance)

Peter & Lindsey Toia: Seeking an area variance Section 240-30 (B) of District Regulations in an R-40 Zoning District.

-Where the **code states...in no case shall Accessory Structures have a footprint greater than 600 square feet nor a height in excess of 20 feet.** The applicant is proposing a **garage for a total of 960 square feet**, thus requesting a **variance of 360 square feet.**

The property is located at **40 Montfort Road** and is identified as **Tax Grid No. 6358-03-265295** in the Town of Wappinger.

Mr. Prager: Please come up and state your name for the record.

Mr. Toia: My name is Peter Toia.

Mr. Prager: We just received your application tonight and haven't had a chance to review it.

Mr. Toia: I'm looking to put a garage on my property. I have three cars that I'm keeping in storage and want to put a 24' x 24' garage there.

Mr. Prager: You mean that little garage that's there now?

Mr. Toia: No, that's actually a barn. I was going to put it behind that thick pine tree back that the guy took down for me. Behind that tree there was a big opening and I thought that would be a good spot. The barn that I have is filled with equipment and extra furniture. Unfortunately, the house is on the small side. When I bought the house, I wanted a house with a garage and this one doesn't have a garage but my wife really love this house and it has property so we bought it. When I went for the permit, no one specify that it can't be greater than 600 sf. I didn't find that out until I applied for the permit and I had already paid an architect to revise the plan for me.

Mr. Prager: What we normally do at this meeting is have you tell us what you need and why you need it. If we feel we need more information from you, we will ask you for it tonight or have you supply it at the next meeting. We will also set up a site inspection to go over and take a look at the property.

Mr. Toia: Okay.

Mr. Prager: Did you get a survey when you bought the house?

Mr. Toia: I did and it's from 1980.

Mr. Prager: Do you have some plans for the building?

Mr. Toia: Yes, I do.

Mrs. Roberti: If this should get approved, you will need to have two sets for the building inspector.

Mr. Toia: I made copies for you guys.

Mr. Casella: How much property do you have?

- Mr. Toia: A little over 2 acres.
- Mr. Casella: Is it narrow like this property?
- Mr. Toia: Yes.
- Mr. Johnston: Do you have a driveway leading to the garage?
- Mr. Toia: I have a driveway leading up to the barn, it will have to be gravel.
- Mr. Johnston: How tall is the garage?
- Mr. Toia: I think it is 18 feet and no added storage.
- Mr. Casella: How many cars are you going to put in there?
- Mr. Toia: Three cars.
- Mr. Johnston: It looks like a 2-car garage.
- Mr. Toia: It's not. It is actually 32' wide.
- Mr. Galotti: Who is doing the building?
- Mr. Toia: My cousin is going to help me do this and that's the only way that I can afford it. The kit is \$10,000 and I priced others and they are at least \$50,000 to \$60,000. I'm currently paying for storage in Westchester. I have three cars.
- Mr. Casella: Could you stick your property out so we can see where you want to build the garage?
- Mr. Toia: There are sticks already there and I have no idea where my property ends but I think there's a rock to where it ends.
- Mr. Prager: So we will do the site inspection at your house on Saturday around 9:00am.

New and Old Business:

Christmas Party:

- Mrs. Roberti: Would you like to meet with the Planning Board for a Christmas Party. It's 6:00pm at Longobardi's Restaurant.

Mr. Prager: I'm not sure that I can make it.

Mrs. Roberti: I'm going to send a general email out tonight and you can get back to me by Monday morning. I need to call Claudia because she has other parties and depending on how many we are whether she will put us in the regular dining room or on the other side.

Re-appointment of Peter Galotti:

Mr. Prager: Motion to authorize the ZBA Secretary to send a letter to the Town Board re-appointing Peter Galotti.

Mr. Casella: Second the Motion.

Vote: All present voted Aye.

Mr. Casella: I make a motion to adjourn this meeting.

Mr. Johnston: Second the motion.

Mr. Prager: All in Favor – Aye.

Respectfully Submitted,

Adjourned: 7:20 pm

Bea Ogunti
Secretary
Zoning Board of Appeals