AGENDA as of March 3, 2016

Town of Wappinger Zoning Board of Appeals  
Town Hall  
MEETING DATE: March 8, 2016  
20 Middlebush Road  
TIME: 7:00 PM  
Wappinger Falls, NY

Acceptance of the Minutes from February 9, 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. 16-7573 Variance  
Susan Sonnenberg: Seeking an area variance Section 240.30(b) and 240-53 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 is proposing an addition of 672 square feet for a 24’ x 28’ detached garage with accessory apartment, thus requesting a variance of 72 square feet.  
-Where the maximum size of an accessory apartment shall be subordinate in area to the principal dwelling and shall not exceed 35% of the gross floor area of said principal dwelling and in no event exceed 1,000 square feet of gross floor area, the applicant can provide 49.7%, thus requesting a 14.7% variance. The existing house is 1352 square feet and the proposed house is 672 square feet.  
The property is located at 135 Cedar Hill Road and is identified as Tax Grid No. 6257-03-328325 in the Town of Wappinger.
Discussion:

Appeal No. 16-7575 (Variance)
RADD Automotive: Seeking an area variance Section 240-16C (1)(d) of District Regulations in an R-20 Zoning District.
-Where 40 feet to the side yard property line is required, the applicant can only provide 35 feet for the construction of a 40' x 50' storage building, thus requesting a variance of 5 feet.
The property is located at 1441 Route 376 and is identified as Tax Grid No. 6259-04-840023 in the Town of Wappinger.

Appeal No. 16-7571 (Interpretation)
RJA Holdings, Inc.;/Route 9D Project: Seeking an Interpretation of the Determination from the Zoning Administrator in regards to whether the revised application of R.J.A. Holdings, Inc. falls within Section 5 of Local Law #1 of 2015 which states, as follows: The zoning amendment herein shall not apply to any property for which an application for site plan or sub-division approval has been properly filed with the Town of Wappinger as of the effective date of this local law.
The property is located at 2054 Route 9D and is identified as Tax Grid No.6056-02-783920 in the Town of Wappinger.

Appeal No. 16-7574 Variance
Donald Ross: 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 addition of a 12' x 16' living room, thus requesting a variance of 7 feet.
The property is located at 50 Top O Hill Road and is identified as Tax Grid No. 6359-03-004014 in the Town of Wappinger.

New and Old Business: