AGENDA as of May 24, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: May 24, 2016
TIME: 7:00 PM

Acceptance of the Minutes from May 10, 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. 16-7579 (Variance)
Walter & Maureen Addiss: Seeking an area variance Section 240-37 & 240-30(b) 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 can provide 624 square feet for a 24’ x 26’ 2-car garage, thus requesting a variance of 24 square feet.
-Where 25 feet to the right side yard property line is required, the applicant can only provide 3’ 4” feet for the construction of a 2-car garage (unfinished) with storage area above, thus requesting a variance of 21’ 6” feet.
The property is located at 134 Old Hopewell Road and is identified as Tax Grid No. 6157-01-292559 in the Town of Wappinger.

Appeal No. 16-7581 (Variance)
Rose Schwalb: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.
-Where 50 feet to the rear yard property line is required, the applicant can only provide 18 feet for an existing 12’ x 30’ deck, thus requesting a variance of 32 feet.
The property is located at 3 Dose Road and is identified as Tax Grid No. 6258-04-874307 in the Town of Wappinger.
Appeal No. 16-7582 (Variance)
George & Michele Wilcox: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.
-Where 75 feet to the front yard property line is required, the applicant can only provide 29.6 feet for the construction of a front stoop and steps to replace existing stairs that do not provide a safe landing area at the entry level, thus requesting a variance of 45.4 feet.
The property is located at 2516 Route 9D and is identified as Tax Grid No. 6157-01-276923 in the Town of Wappinger.

Discussion:

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 75 feet to the front property line is required on a state or county road, the applicant can only provide 20 feet for the construction of a 15’ x 30’ shed, thus requesting a variance of 55 feet.
-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory buildings shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. No accessory structure is permitted in the front yard. The applicant can only provide 450 square feet for a 15’ x 30’ shed, thus requesting a variance of 150 square feet.
The property is located at 207 Old Hopewell Road and is identified as Tax Grid No. 6157-02-668575 in the Town of Wappinger.

New & Old Business:

33 Middlebush Road