AGENDA as of May 25, 2016

Town of Wappinger Zoning Board of Appeals Town Hall
MEETING DATE: June 14, 2016 20 Middlebush Road
TIME: 7:00 PM Wappinger Falls, NY

Acceptance of the Minutes from May 24, 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. 16-7583 (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 no accessory structure is permitted in the front yard, the applicant is seeking a variance to allow a 14’ x 28’ shed to be placed in their front yard.
- Where 75 feet to the front property line is required on a state or county road, the applicant can only provide 20 feet to the front property line for the construction of a 14’ x 28’ shed, thus requesting a variance of 55 feet.
- Where no more than two accessory buildings shall be permitted in any 1-Family Residence District, the applicant has 4 additional sheds, thus requesting a variance for 5 sheds to remain.

The property is located at 207 Old Hopewell Road and is identified as Tax Grid No. 6157-02-668575 in the Town of Wappinger.