AGENDA as of July 6, 2016

Town of Wappinger Zoning Board of Appeals
MEETING DATE: July 12, 2016
TIME: 7:00 PM
Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from June 28, 2016 Meeting

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. 16-7585 (Variance)
Michael & Lynne Colley: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.
- Where 20 feet to the side property line is required, the applicant can only provide 15 feet for a 15’x20’ oval above ground pool, thus requesting a variance of 5 feet.
The property is located at 4 Davis Drive and is identified as Tax Grid No. 6257-02-897513 in the Town of Wappinger.

Appeal No. 16-7586 (Variance)
Joseph & Arlene Capozzoli: 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 installation of a 24’ x 52’ above ground pool, thus requesting a variance of 7 feet.
- Where 40 feet to the rear yard property line is required, the applicant can only provide 8 feet for the installation of a 24’ x 52’ above ground pool, thus requesting a variance of 32 feet.
The property is located at 28 Daisy Lane and is identified as Tax Grid No. 6158-02-855950 in the Town of Wappinger.
Discussion:

Appeal No. 16-7587 (Variance)
Sean Miller & Nicole Machin: Seeking an area variance Section 240-37 of District Regulations in an R15 Zoning District.
-Where 35 feet to the front yard property line is required, the applicant can only provide 26 feet for the construction of a 12' x 22' computer room, thus requesting a variance of 9 feet.
The property is located at 294 Ketchamtown Road and is identified as Tax Grid No. 6156-02-566848 in the Town of Wappinger.

New and Old Business: