

AGENDA as of May 4, 2017

Town of Wappinger Zoning Board of Appeals
MEETING DATE: May 9, 2017
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from April 25, 2017

Public Hearing:

Appeal No. 17-7614 (Variance)

William & Christina Butler: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **36 feet** for the construction of a **16' x 32'** deck around an above ground pool, thus requesting a variance of **14 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **42.33 feet** for an existing **16 x 32 feet** pool, thus requesting a variance of **7.67 feet**. A pool alarm rated ASTM F 2208 must be activated once pool is filled with water, electrical inspection and certificate of compliance is required before using the pool.

The property is located at **86 Brothers Road** and is identified as **Tax Grid No. 6358-03-040316** in the Town of Wappinger.

Appeal No. 16-7598 (Use Variance)

33 Middlebush Road: Seeking use variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-The applicant intends to utilize the existing 6,766 sf. commercial structure as a contractor's storage facility with accessory offices on 1.75 acres in a Residential Zoning District. The applicant intends to combine the two lots into one to extinguish the property line between parcels. The property was originally purchased with the building on it to renovate and use as a church. The building has been in existence since the 1950s.

The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos. 6157-01-414840 (.88 acres) and 6157-01-396837 (.87 acres)** in the Town of Wappinger.

Discussion:

Appeal No. 17-7615 (Variance)

Old Hopewell Commons: Seeking an area variance Section 240-37 of the District Regulations in an HB Zoning District.

-Where a minimum of **2 acres** is required in an HB Zoning District, the applicant can only provide **0.74 acres** for the realignment of Sgt. Palmateer Way and Old Hopewell Road, thus requesting a variance of **1.26 acres**.

The property is located at the corner of **Sgt. Palmateer Way and Old Hopewell Road** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger.

Appeal No. 17-7616 (Variance)

Timothy Stinson: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **10 feet** to the side yard property line is required, the applicant can only provide **2 feet** for the installation of a **10' x 12'** pre-fab shed, thus requesting a variance of **8 feet**.

The property is located at **12 Cameli Drive** and is identified as **Tax Grid No. 6157-01-443804** in the Town of Wappinger.