

AGENDA as of April 5, 2018

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: April 10, 2018  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Acceptance of the Minutes from March 27, 2018

**Discussion:**

**Appeal No. 18-7639 (Area Variance)**

**Robert Costa:** - Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **50 feet** to the side yard property line due to easement is required, the applicant can only provide **37.5 feet** to the side yard for a 24' x 25' garage, thus requesting a variance of **12.5 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **25 feet** to the side yard for a 24' x 25' garage, thus requesting a variance of **25 feet**.

- The property is located at **112 Thornton Terrace** and is identified as **Tax Grid No. 6256-02-750999** in the Town of Wappinger.

**Appeal No. 18-7640 (Area Variance)**

**Petra Mennell:** - Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property is required, the applicant can only provide **16.4 feet** to the side yard for a covered rear porch with landing, thus requesting a variance of **3.6 feet**.

The property is located at **10 Dean Avenue** and is identified as **Tax Grid No. 6157-01-114621** in the Town of Wappinger.

**Appeal No. 18-7641 (Area Variance)**

**Wappinger Hannaford CLYNK:** - Seeking two area variances of Section 240-37 of District Regulations in an SC Zoning District.

-Where **75 feet** to the front yard property line is required, the applicant only provide **8 feet** for the placement of a CLYNK bottle return service structure in an existing Hannaford parking lot, thus requesting a variance of **67 feet**.

-Where **20%** maximum building coverage is allowed in a Shopping Center Zoning District, the applicant can provide **21.4%** for the placement of a CLYNK bottle return service structure, thus requesting a variance of **1.4%** increase in building coverage. On 05/09/2000, a variance to increase the building coverage to **21.3%** was granted. This variance is a **0.10%** increase from the previously approved variance.

The property is located at **1271 Route 9** and is identified as **Tax Grid No. 6157-02-653974** in the Town of Wappinger.

**Appeal No. 18-7642 (Area Variance)**

**New Hackensack Firehouse air-locked Vestibule:** - Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **25 feet** to the front yard property is required, the applicant can provide **7 feet** to the side yard for a covered rear porch with landing, thus requesting a variance of **18 feet**.

The property is located at **217 Myers Corners Road** and is identified as **Tax Grid No. 6258-02-625574** in the Town of Wappinger.

**Executive Session:**

Legal Advice: (M&C of Dutchess, Inc.)