

AGENDA as of April 17, 2018

Town of Wappinger Zoning Board of Appeals
MEETING DATE: April 24, 2018
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from April 10, 2018

Public Hearing:

Appeal No. 18-7639 (Area Variance)

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

-Where a side yard of **25 feet** is required, the applicant can only provide **12.5 feet** for a 24' x 25' garage.

-Where **50 feet** to the rear yard property line is required, the applicant can only provide **25 feet** to the rear 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. 18-7642 (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 side yard property is required, the applicant can provide **7 feet** to the side yard for a vestibule, 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.

Discussion:

Appeal No. 18-7643 (Area Variance)

Thomas & Dianna Naughton: - Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property is required, the applicant can only provide **31.55 feet** for the installation of an above ground 24' round pool, thus requesting a variance of **8.45 feet**.

The property is located at **43 Kent Road** and is identified as **Tax Grid No. 6257-01-359997** 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. 18-7637 (Use Variance)

M&C of Dutchess, Inc.: - Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-The applicant intends to utilize the existing 2,500 sf. commercial structure built in 1950 as a contractor's shop and storage in a Residential Zoning District. The property is located at **20 MacFarland Road** and is identified as **Tax Grid No. 6157-04-720271** in the Town of Wappinger.