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. 625-01-359997 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.