AGENDA as of May 3, 2018

Town of Wappinger Zoning Board of Appeals
MEETING DATE: May 8, 2018
TIME:  7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from April 24, 2018

Public Hearing:

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.

Discussion:

Appeal No. 18-7644 (Area Variance)
Julio Carreras: 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 10.1 feet for the addition and alteration of a second story to an existing house, thus requesting a variance of 9.9 feet.
The property is located at 26 Booth Boulevard and is identified as Tax Grid No. 6056-03-413390 in the Town of Wappinger.
Appeal No. 18-7645 (Area Variance)

Garth & Kathleen Bosman: Seeking an area variance Section 240-21 F (1) of District Regulations in an R40 Zoning District.

- Where fences in required yards shall not exceed 6 feet in height, the applicant is seeking fencing 9 feet in height, thus requesting a variance of 3 feet.

The property is located at 86 Ketchamtown Road and is identified as Tax Grid No. 6157-03-150311 in the Town of Wappinger.