

AGENDA as of March 21, 2019

Town of Wappinger Zoning Board of Appeals
MEETING DATE: March 26, 2019
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Acceptance of the Minutes from March 12, 2019

Adjourned Public Hearing:

Appeal No. 19-7670 (Variance)

NERP Holding Tractor Supply Company & Retail Store: Seeking an area variance Sections 240-96(F) and 240-97(B) of the District Regulations in an HB Zoning District.

-Where it is required that undeveloped parking area be maintained as additional landscaped area, the applicant can provide banked parking area to be asphalt, thus requesting a variance of landscaping requirement to allow undeveloped parking area to be used as fenced outdoor display area.

-Where 128 parking spaces are required, the applicant can provide 77 parking spaces, thus requesting a reduction of spaces under 240-96(F) to allow for a reduction of 51 spaces.

The property is located on **Route 9** and is identified as **Tax Grid No. 6157-04-539374** in the Town of Wappinger.

Discussion:

Appeal No. 19-7671 (Variance)

Theodore Mourges & Melissa Anzovino: Seeking an area variance Section 240-37 of the District Regulations in an R20 Zoning District.

-Where 40 feet is required to the side property line, the applicant can provide 21 feet for the installation of an above ground pool, thus requesting a variance of 19 feet.

The property is located at **27 Dennis Road** and is identified as **Tax Grid No. 6258-01-112632** in the Town of Wappinger.

Appeal No. 19-7672 (Intepretation)

E & C Espicoz Properties:

- Seeking an Interpretation of Section 240-107(B) of the District Zoning Regulations in an R20 Zoning District. The applicant is seeking an interpretation of the Zoning Board of Appeals decision of a Use Variance dated December 27, 2017 M & C of Dutchess, Inc., Application No. 18-7637 for the ability to expand the present approved use under the Use Variance received for the site on December 27, 2017. This Use Variance was granted to utilize the existing 2,500 sf. commercial structure built in 1950 as a contractor's shop and storage in a Residential Zoning District with no anticipated change to the site.

The property is located at **20 MacFarland Road** and is identified as **Tax Grid No. 6157-04-720271** in the Town of Wappinger. (Badey & Watson)

