

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto *mal*
Date: November 1, 2017
Re: AGENDA – NOVEMBER 14, 2017

The next meeting of the Zoning Board of Appeals will be held on Tuesday, November 14, 2017, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Continuation of a public hearing opened October 10, 2017 on the request of Mid Hudson Subaru, 1715 Route 9, Wappingers Falls seeking the following area variances to be able to bring their existing site into compliance: (1) **Sideline variance from Section 151-20(D)** – required is 25 ft. minimum and proposed will be 12.7 ft., (2) **Variance from Section 151-24(I)(1)** Landscaping buffer between parking lot and adjacent properties is required, (3) **Variance from Section 151-24(I)(2)** – Landscaping buffer between parking lot and street is required, (4) **Variance is required from Section 151-24(J)(2)** 14 additional tree planting variance for the interior of the parking lot – 196 parking spaces = 20 trees required, (5) **Variance from Section 151-24(J)(1)** - 12 additional tree planting variance for the perimeter of the parking lot – 196 parking spaces = 20 trees required and (6) **Variance from Section 151-24(J)(3)** – internal traffic islands – 5 internal traffic island plantings – 196 parking spaces = 10 required. Property is located in a CMU District and is identified on the tax map as: 6158-11-504541-0000.

Public hearing on the request of Benderson Development Company, LLC, 570 Delaware Avenue, Buffalo, NY for an area variances from Article VII, Section 151-25(J) of the Zoning Code to be able to have a wall sign that is 92.56 sq. ft. when only 80 sq. ft. is allowed for Namco located at 1701 Route 9. Property is located in a CMU() zone and is identified on the tax map as: 6158-10-497508-0000.

Public hearing on the request of Route 9D Holdings, Inc. (Zeidan Nesheiwat), 989 Noxon Road, LaGrangeville, NY 12540 with a proposal to redevelop the site located at 2755 West Main Street with a new gasoline station/convenience store with three pumps island (6 fueling positions) and two one-bedroom apartments on the second floor. Please note that the following area variances are needed: (1) Variance of 6% from the maximum permitted lot coverage of 75% in the VM zoning district per **Section 151-5(C) Table 2D**, to allow a lot coverage of 81%, (2) Variance of 15 feet on the south side and variance of 5.1 feet on the north side from the minimum setback of 25 ft. for automotive use structures from all property lines in **Section 151-20(D)** to allow the proposed canopy over the pumps to be 10.0 ft. from the south property line and 19.9 ft. from the north property line, (3) Variance from **Section 151-24(C)** to allow parking in front yards along West Main Street, Clinton Street and Pells Place, (4) Variance to allow a discontinuance of the required screening fence between adjacent properties along the north property line per **Section 151-24(H)(1)** for the purpose of preserving a 22” maple tree; variance to allow no screening of the small parking lot along Pells Place and minimal screening of the main parking lot with shrubs along Clinton Street where screening is required per **Section 151-24(H)(1) and (2)**; (5) Variance from the parking lot buffer planting requirement in **Section 151-24(I)(1) and (2)** to allow no buffer planting between the small parking lot with stacked spaces and Pells Place, and to allow only a privacy fence and existing trees along the property line north of this parking lot; variance to allow only 5 feet of buffer planting between the main parking lot and Clinton Street; (6) Variance to allow four double-stacked parking spaces for the apartments where stacked parking is prohibited per **Section 151-24(M)**; (7) Variance to allow only the fuel type and price to be internally illuminated on a freestanding sign in the VM district where internally illuminated signs are prohibited per **Section 151-25(K)(2)(a)(1)**, and variance of 25 feet from the minimum front setback of 30 feet per **Section 151-25(K)(2)(c)(4)** to allow the sign to be 5 feet from the front lot line along West Main Street (principal frontage) and (8) Variance to allow two apartments over a permitted business use where a multi-family dwelling with over 2 dwelling units (**Per definitions, Section 151-61**) above a permitted business is permitted per **Section 151-10 Table 4**. Property is located in a VM (Village Mixed) zone and is identified on the tax map as: 6158-09-243502.

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Cc: Board of Trustees Reading File