

VILLAGE OF WAPPINGERS FALLS
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AGENDA OF THE ZONING BOARD OF APPEALS

May 7, 2024

The Zoning Board of Appeals of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on May 7, 2024, beginning at 7 p.m.

The agenda is as follows:

ROLL CALL

APPROVAL OF MINUTES - APRIL 4, 2024

PUBLIC HEARINGS:

Buckingham: TO BE ADJOURNED AT THE REQUEST OF THE APPLICANT.

Nelson Avenue (Grid #6158-13-071325) – Dan F. Leary, Esq., Berlandi Nussbaum & Reitzas LLP (Attorney/Applicant), Residential Mixed Use (RMU) Zoning District.

The applicant is seeking area variances from the following sections of the Village Code:

1. Section 151-44L(2)(d) “Double lane driveways to townhouse dwellings or [a] multifamily residential structure or group of structures shall not exceed 20 feet in width.” The proposed driveway out to Nelson Avenue is 24 feet wide.
2. Section 151-44L(2)(g) “Driveway length. Any driveway that exceeds 250 feet in length shall provide vehicle pull-off areas a minimum of 12 feet in width at intervals no less than every 250 feet.” The applicant is not proposing pull-offs.
3. Section 151-25A. “Permanent accessory structures. (1) Unless otherwise specified in this chapter, accessory structures shall meet the standard setback and height standards for accessory buildings in the district in which they are located.” The RMU Standards are set forth in Table 7, which provides a front setback of 0’ minimum from the primary façade of the principal building located closest to the road (meaning that an accessory structure may not be located in front of the primary structure). The proposed bus shelter and proposed water building are in front of principal building facades.
4. Section 151-51, Tables 21 and 22: Permissible Freestanding and Attached Signs. Neither monument signs nor wall signs are permitted in the RMU District. The Applicant is seeking to attach a sign to a proposed free-standing stone wall near the property entry on Nelson Avenue.

1. 14 Clinton Street – Accessory Dwelling Unit

14 Clinton Street (Grid# 6158-09-217511) Daniel Quezada (Owner); Hilda Duque (Applicant/Architect), Village Residential (VR) Zoning District. Section 151-68(B)(8) of the Village Code requires that the gross floor area of the accessory dwelling not exceed 35% of the gross floor area of the principal building, or 650 square feet, whichever is the more restrictive. The applicant is proposing an 850-square foot accessory dwelling in a house having 2,360 square feet of gross floor area. A variance of 200 square feet is required.

2. 1542 Rt 9 - Speedway

1542 Rt 9 (Grid# 6158-19-58114) – 7-Eleven, Inc. (Applicant); Samuel Finnerman (Owner), Commercial Mixed Use (CMU) Zoning District. The applicant is proposing to install an underground gasoline storage tank. Per Village Code §151-67U(2)(a)[3]: Gasoline or flammable oils in bulk may not be located closer than 25 feet to any lot or public right-of-way. The applicant is proposing to locate the proposed tank 16'1" from the property line, requiring a variance of 8'11".