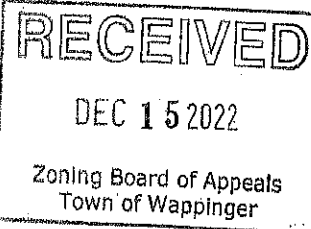


TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Application for an Area Variance

Appeal No.: 22-7774

Date: 12/21/22

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), LARA TABATZNIK residing at 75 OAK HOLLOW ROAD, GARRISON,
NEW YORK 10524, (phone) 646-771-5013, hereby,

appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 11/28/22, and do hereby apply for an area variance(s).

Premises located at: 2321-2325 ROUTE 9D, HUGHSONVILLE, NY 12537

Tax Grid No.: 135689-6057-02-987580

Zoning District: HM-HAMLET MIXED USE DISTRICT

1. Record Owner of Property:

CHILDREN'S ENRICHMENT PROJECT, LLC, ANDREW MYERS

Address: 53 WHITE STREET, SUITE M NEW YORK NEW YORK 0013

Phone Number: 0-795-685-4206

Owner Consent dated: 2/3/23 11/23/22

Signature: [Signature]

Print Name: ANDREW MYERS

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following
requirements of the Zoning Code.

240-62 A

(Indicate Article, Section, Subsection and Paragraph)

Required: 2.0 ACRES

Applicant(s) can provide: 1.4 ACRES

Thus requesting: 0.6 ACRE VARIANCE

To allow: FOR A PRIVATE COMMUNITY, OR FRATERNAL RECREATION CLUB

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 22-7774

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

N/A
(Indicate Article, Section, Subsection and Paragraph)

Required: _____

Applicant(s) can provide: _____

Thus requesting: _____

To allow: _____

3. Reason for Appeal (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

- A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

THE VARIANCE WILL NOT CREATE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD
BECAUSE THE APPLICANT IS NOT PROPOSING TO CHANGE THE EXTERIOR OF THE EXISTING BUILDINGS
EXCEPT FOR AN ADA COMPLIANT RAMP ON THE SIDE OF THE BUILDING.

- B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

THE APPLICANT NEEDS A VARIANCE BECAUSE THE PROPOSED USE REQUIRES 2 ACRES AND THE
EXISTING LOT IS 1.40 ACRES THEREFORE THERE IS NO WAY TO GET THE SAME RESULTS WITHOUT
A VARIANCE.

- C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

THE REQUESTED VARIANCE IS NOT SEEN AS SUBSTANTIAL BECAUSE MOST USES IN THE HM
DISTRICT DO NOT REQUIRE A MINIMUM LOT AREA.

- D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

THE PHYSICAL ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT WILL NOT BE
IMPACTED BECAUSE THE PROPOSED USE IS ALLOWED IN THE DISTRICT WITH A SPECIAL USE
PERMIT.

Town of Wappinger Zoning Board of Appeals

Application for an Area Variance

Appeal No.: 22-7774

E. How did your need for an area variance(s) come about? Is your difficulty self-created?
Please explain your answer in detail.

THE REQUIRED VARIANCE WAS NOT SELF CREATED BECAUSE THE LOT IS EXISTING AND THE USE
IS ALLOWED IN THE DISTRICT WITH A SPECIAL USE PERMIT.

F. Is your property unique in the neighborhood that it needs this type of
variance? Please explain your answer in detail.


THE PROPERTY IS NOT UNIQUE TO THE NEIGHBORHOOD. THE MAJORITY OF LOTS IN THE NEIGHBORHOOD
ALONG ROUTE 9D ARE UNDER 2 ACRES.

4. List of attachments (*Check applicable information*)

- () Survey dated: 9/22/03, Last revised _____ and
Prepared by: Richard Burger L.S. + P.E.
- () Plot Plan dated: _____
- () Photos
- () Drawings dated: 10/24/22
- () Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: Bea Ogunti Dated: 11/28/22
- () Other (*Please list*): _____

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed
below. The applicant hereby states that all information given is accurate as of
the date of application.

SIGNATURE: 
(Appellant)

DATED: 11/23/2022

SIGNATURE: _____
(If more than one Appellant)

DATED: _____

FOR OFFICE USE ONLY

1. THE REQUESTED VARIANCE(S) ☐ WILL / ☐ WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. ☐ YES / ☐ NO, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE ☐ IS (ARE) / ☐ IS (ARE) NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) ☐ IS ☐ ARE) NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) ☐ WILL / ☐ WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY ☐ IS / ☐ IS NOT SELF-CREATED.

CONCLUSION: THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS
☐ GRANTED ☐ DENIED

CONDITIONS / STIPULATIONS: The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

☐ FINDINGS & FACTS ATTACHED.

DATED: _____

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK

BY: _____
(Chairman)

PRINT: _____

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 22-7774

Date: DECEMBER 6, 2022

Grid No.: 135689-6057-02-987580

Zoning District: HM-HAMLET MIXED USE DISTRICT

Location of Project:

2321-2325 ROUTE 9D, HUGHSONVILLE, NY 12537

Name of Applicant:

LARA TABATZNIK, 646-771-5013

Print name and phone number

Description of

Project: _____

THE APPLICANT IS REQUESTING AN AREA VARIANCE. THE APPLICANT IS PROPOSING A PRIVATE, COMMUNITY, OR FRATERNAL RECREATION CLUB ON A LOT THAT IS AN EXISTING 1.40 ACRE LOT WHERE 2 ACRES ARE REQUIRED.

I, ANDREW MYERS, MANAGER, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

11/23/2022
Date

+44 7956 854 206
Owner's Telephone Number

Andrew Myers
Owner's Signature /MANAGER'S SIGNATURE
ANDREW MYERS (MANAGER)
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.