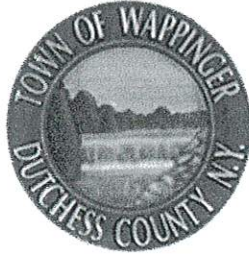


TOWN OF WAPPINGER



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.: 24-7830

Date: 8-9-24

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

I (We), Ronald and Jeanne Paino residing at 20 Pleasant Lane  
Wappingers Falls, N.Y. 12590, (phone) 845-489-1985, hereby,  
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,  
dated 08-01-2024, and do hereby apply for an area variance(s).

Premises located at: 20 Pleasant Lane Wappingers Falls, N.Y., 12590  
Tax Grid No.: 6157-01-422723  
Zoning District: R 20/40

1. Record Owner of Property:

Ronald J. Paino and Jeanne L. Paino  
Address: 20 Pleasant Lane Wappingers Falls, NY, 12590  
Phone Number: 845-489-1985  
Owner Consent dated: 8-7-2024

Signature: Ronald J. Paino  
Print Name: Ronald J. Paino

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.

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: 50 feet to front yard

Applicant(s) can provide: 25.8 feet

Thus requesting: 24.2 feet

To allow: for the construction of an 8'x22' covered porch with two steps.

**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.

\_\_\_\_\_  
(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.

No the character of the neighborhood and nearby properties will not be affected.

- 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.

We need a variance because we are replacing the existing porch with an 8 feet / 22 feet covered porch with 2 steps. We need a small amount of land to meet the requirements in the front of our house.

- 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.

TOW requires at front setback of 50 feet. We feel that the amount of land requested by the variance will give us enough land to meet requirements.

- 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.

No we do not feel that the neighborhood will not be impacted if the variance is granted. Our porch will be a well-constructed, thoroughly planned structure.

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

Our front yard land area and the size of our porch (22 x 8 ft) does not meet the zoning requirements.

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

There are varied sized lots but most houses have a similar set back from the street requiring us to ask for this variance

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

- Survey dated: March 31, 2004, Last revised \_\_\_\_\_ and Prepared by: Oswald & Gillespie.
- Plot Plan dated: 4-1-21.
- Photos
- Drawings dated: \_\_\_\_\_.
- Letter of Communication which resulted in application to the ZBA. (e.g., recommendation from the Planning Board/Zoning Denial)  
Letter from: Barbara Roberts Dated: 8/1/2024
- 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:** Ronald J. Paine  
(Appellant)

**DATED:** 8-7-2024

**SIGNATURE:** Jeanne L. Paine  
(if more than one Appellant)

**DATED:** 8-7-2024

**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: 24-7830

Date: 8-7-2024

Grid No.: 6157-01-422723

Zoning District: R20/40

Location of Project:

20 Pleasant Lane Wappingers Falls, N.Y. 12590

Name of Applicant:

Ronald Paino (845-489-1985) Jeane Paino (845-489-2128)  
Print name and phone number

Description of

Project: Replacing existing porch (22 x 4 ft) with a new front covered porch with steps (22 x 8 ft)

I, Ronald J. Paino, 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.

8-7-2024  
Date

Ronald J. Paino  
Owner's Signature

845-489-1985  
Owner's Telephone Number

(Mr.) Ronald J. Paino  
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.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

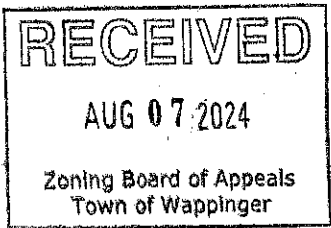
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <b>Front Porch (22 ft. x 8 ft.)</b>			
Project Location (describe, and attach a location map): <b>20 Pleasant Lane Wappingers Falls, NY 12590</b>			
Brief Description of Proposed Action: <b>Front porch Replacing the existing porch (22ft. x 4ft) with a new covered porch with steps (22ft. x 8ft.)</b>			
Name of Applicant or Sponsor: <b>Ronald Paino</b>		Telephone: <b>845-489-1985</b>	
		E-Mail: <b>rigbon@aol.com</b>	
Address: <b>20 Pleasant Lane</b>			
City/PO: <b>Wappingers Falls</b>		State: <b>NY</b>	Zip Code: <b>12590</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Ronald J. Paino</u> Date: <u>8-7-2024</u> Signature: <u>Ronald J. Paino</u> Title: _____		

Town of Wappinger  
20 Middlebush Rd.  
Wappingers Falls, NY 12590  
(845) 297-6256



To: Paino, Ronald  
20 Pleasant Ln

SBL: 6157-01-422723-0000  
Date of this Notice: 08/01/2024  
Zone:  
Application: 44568

For property located at: 20 Pleasant Ln

Your application to:

**PORCH - REPLACE EXISTING 4x22 COVERED FRONT PORCH WITH STAIRS with an 8' x 22' covered porch with two steps.**

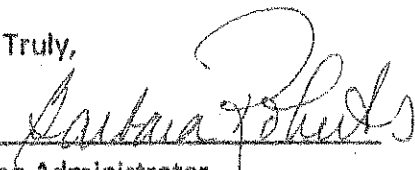
is denied for the following deficiency under Section 240-37 of the Zoning Laws of the Town of Wappinger.

Where 50 feet of the front property line is required, the applicant can provide 25.8' to the bottom step of the new covered porch.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.
FRONT YARD:	<u>50</u> ft.	<u>25.8</u> ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.

You have the right to appeal this decision to the Zoning Board of Appeals within 60 days of the date of this letter. This Zoning Board of Appeals meets the second and fourth Tuesday of the month. The area variance appeal will require at least two meetings, one for discussion and one for a Public Hearing. The required forms can be obtained at this office or on our website at [www.townofwappingerny.gov](http://www.townofwappingerny.gov)

Very Truly,

  
\_\_\_\_\_  
Zoning Administrator  
Town of Wappinger

RECEIVED

JUL 22 2024

Building Department  
Town of Wappinger

**TOWN OF WAPPINGER BUILDING DEPARTMENT**

20 Middlebush Road, Wappingers Falls, N.Y. 12590

telephone: 845-297-6256 fax: 845-297-0579

**APPLICATION FOR BUILDING PERMIT**

- APPLICATION TYPE:**
- Residential
  - New Construction
  - Renovation/Alteration
  - Commercial
  - Multiple Dwelling

ZONE: R20/40 DATE: 7/26/2024  
 APPL #: 44568 PERMIT # \_\_\_\_\_  
 GRID: 6157-01-422723

**APPLICANT NAME:** Bob DeLuca advanced construction  
**ADDRESS:** 50 wildwood dr Wapp NY 12590  
**TEL #:** \_\_\_\_\_ **CELL:** 4643707 **FAX #:** \_\_\_\_\_ **E-MAIL:** duker2001@aol.com

**NAME OWNER OF BUILDING/LAND:** Ron & Jeanne Pairo  
**\*PROJECT SITE ADDRESS\*:** 20 Pleasant hv Wappingers NJ  
**MAILING ADDRESS:** \_\_\_\_\_  
**TEL #:** \_\_\_\_\_ **CELL:** 4892128 **FAX #:** \_\_\_\_\_ **E-MAIL:** rigbon@aol.com

**BUILDER/CONTRACTOR DOING WORK:**  
**COMPANY NAME:** Advanced Construction  
**ADDRESS:** 50 Wildwood dr Wappingers NY  
**TEL #:** \_\_\_\_\_ **CELL:** 4643703 **FAX #:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**DESIGN PROFESSIONAL NAME:**  
**TEL #:** \_\_\_\_\_ **CELL:** \_\_\_\_\_ **FAX #:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**APPLICATION FOR:** Build 8x22 Front Porch w/ stairs - Covered  
To Replace existing Porch

**SETBACKS:** FRONT: ~~54~~<sup>25'</sup> REAR: 119 L-SIDEYARD: 24 R-SIDEYARD: 23  
**SIZE OF STRUCTURE:** 8x22  
**ESTIMATED COST:** 18,000 **TYPE OF USE:** Porch

**NON-REFUNDABLE APPL. FEE:** 150 **PAID ON:** 7/26/24 **CHECK #** 6038 **RECEIPT #:** 2024-01215  
**BALANCE DUE:** \_\_\_\_\_ **PAID ON:** \_\_\_\_\_ **CHECK #** \_\_\_\_\_ **RECEIPT #:** \_\_\_\_\_

**APPROVALS:**  
**ZONING ADMINISTRATOR:**  
 Approved  Denied Date: 8/1/24  
Sabrina [Signature]

**FIRE INSPECTOR:**  
 Approved  Denied Date: \_\_\_\_\_

[Signature]  
 Signature of Applicant  
Robert DeLuca  
 Print Name or Company Name (if applicable)

\_\_\_\_\_  
 Signature of Building Inspector

# TOWN OF WAPPINGER PLOT PLAN

Building Permit # \_\_\_\_\_

Date 6/4/2024

Address: 20 Pleasant Ln

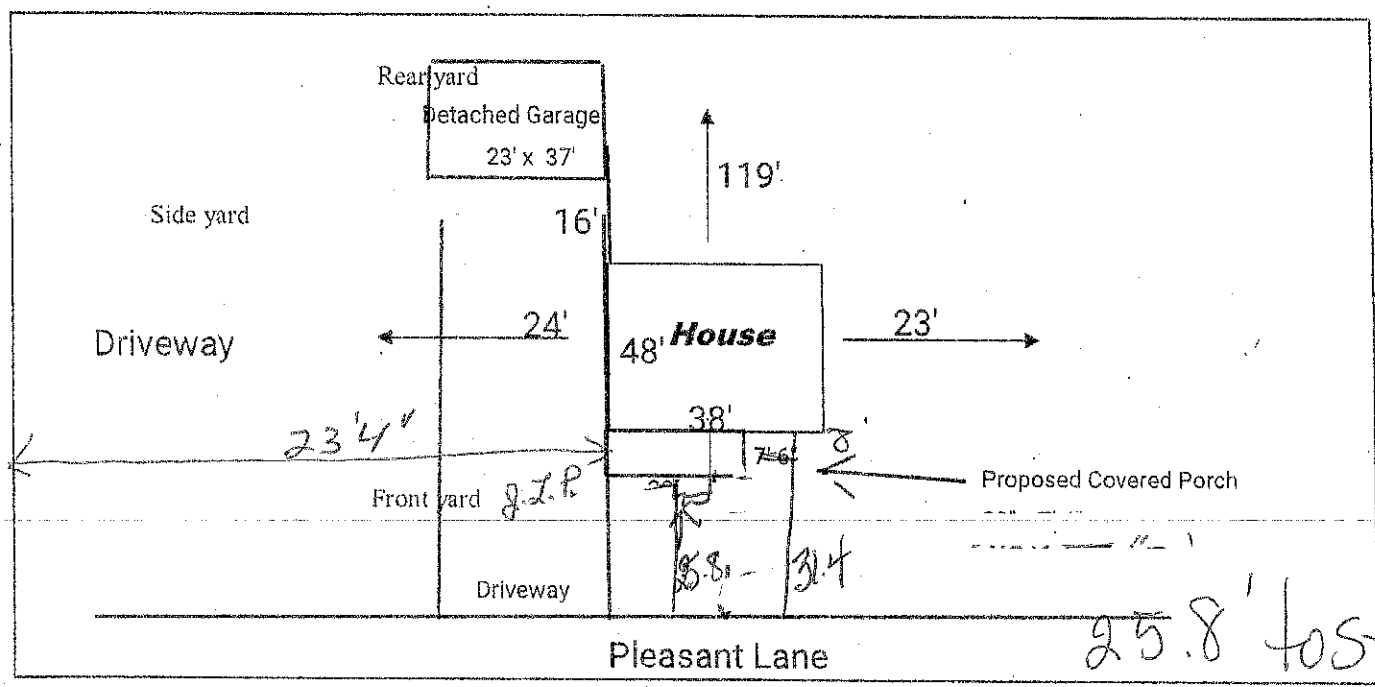
Interior  Corner Lot: circle one

Owner of Land Paino, Ronald and Jeanne

Zone: R-20/40

**LIST ALL EXISTING STRUCTURES ON PROPERTY:** (ie: Pool, shed, decks, detached garage)

1. House, Detached Garage



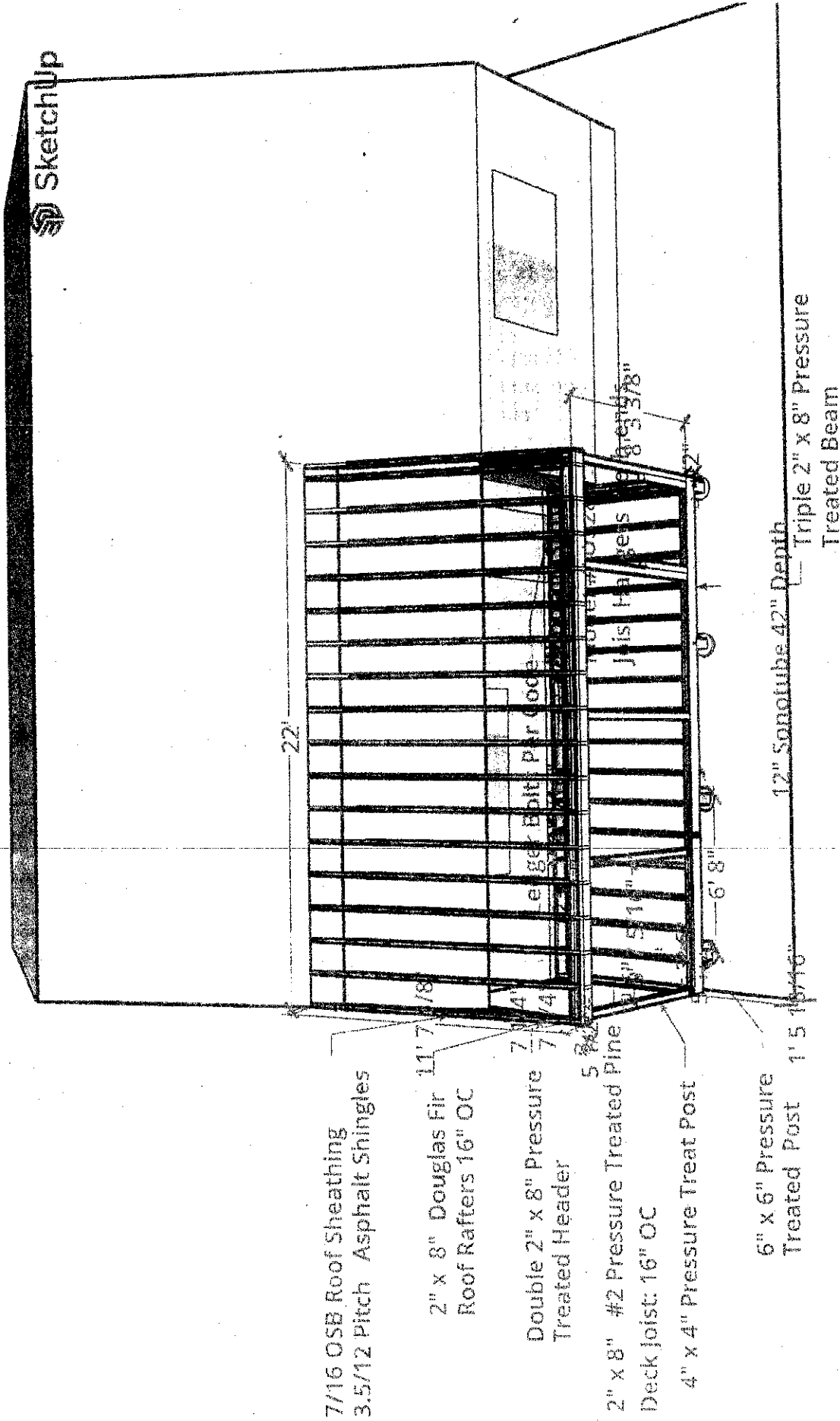
- Draw proposed structure/pool on plot plan
- Indicate location with setbacks to both sides and rear property line
- Show dimensions of structure/pool you are applying for
- If property is corner lot, show both streets
- Show utility, well and sewage systems (Call 811 before you dig - [www.digsafelynewyork.com](http://www.digsafelynewyork.com))
- \*\*Most front yard property lines begin approximately 12 feet from the pavement\*\***

Ron Paino  
Signature of Applicant

Approved:  Rejected: \_\_\_\_\_

Ronald Paino  
Zoning Administrator Date: 8-1-24

**SAVE COMPLETED FORM**



7/16 OSB Roof Sheathing  
3.5/12 Pitch Asphalt Shingles

11' 7 1/8"  
2" x 8" Douglas Fir  
Roof Rafters 16" OC

7 1/4"  
Double 2" x 8" Pressure  
Treated Header

5 7/8"  
2" x 8" #2 Pressure Treated Pine  
Deck Joist: 16" OC

4" x 4" Pressure Treat Post

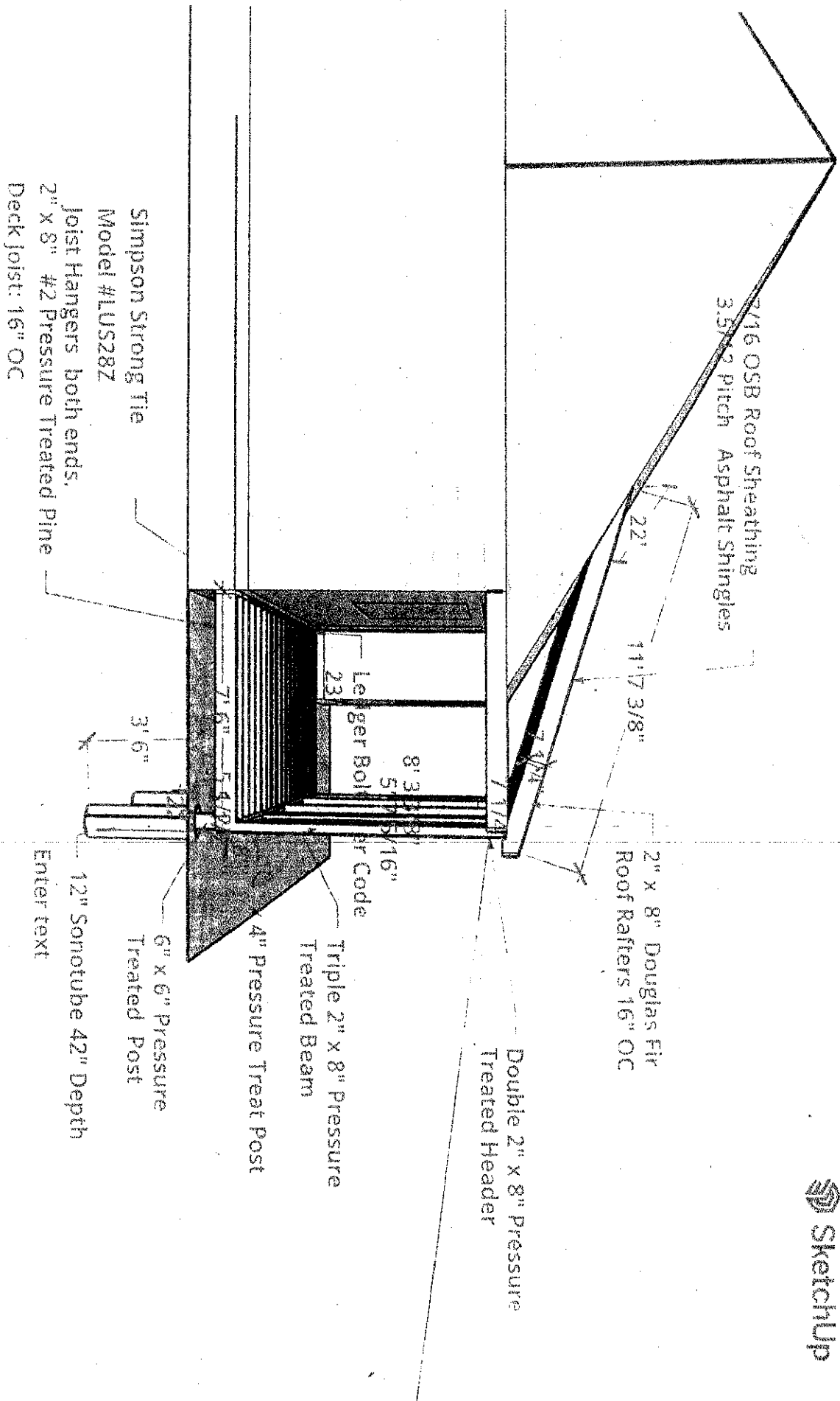
6" x 6" Pressure  
Treated Post 1' 5 1/4"

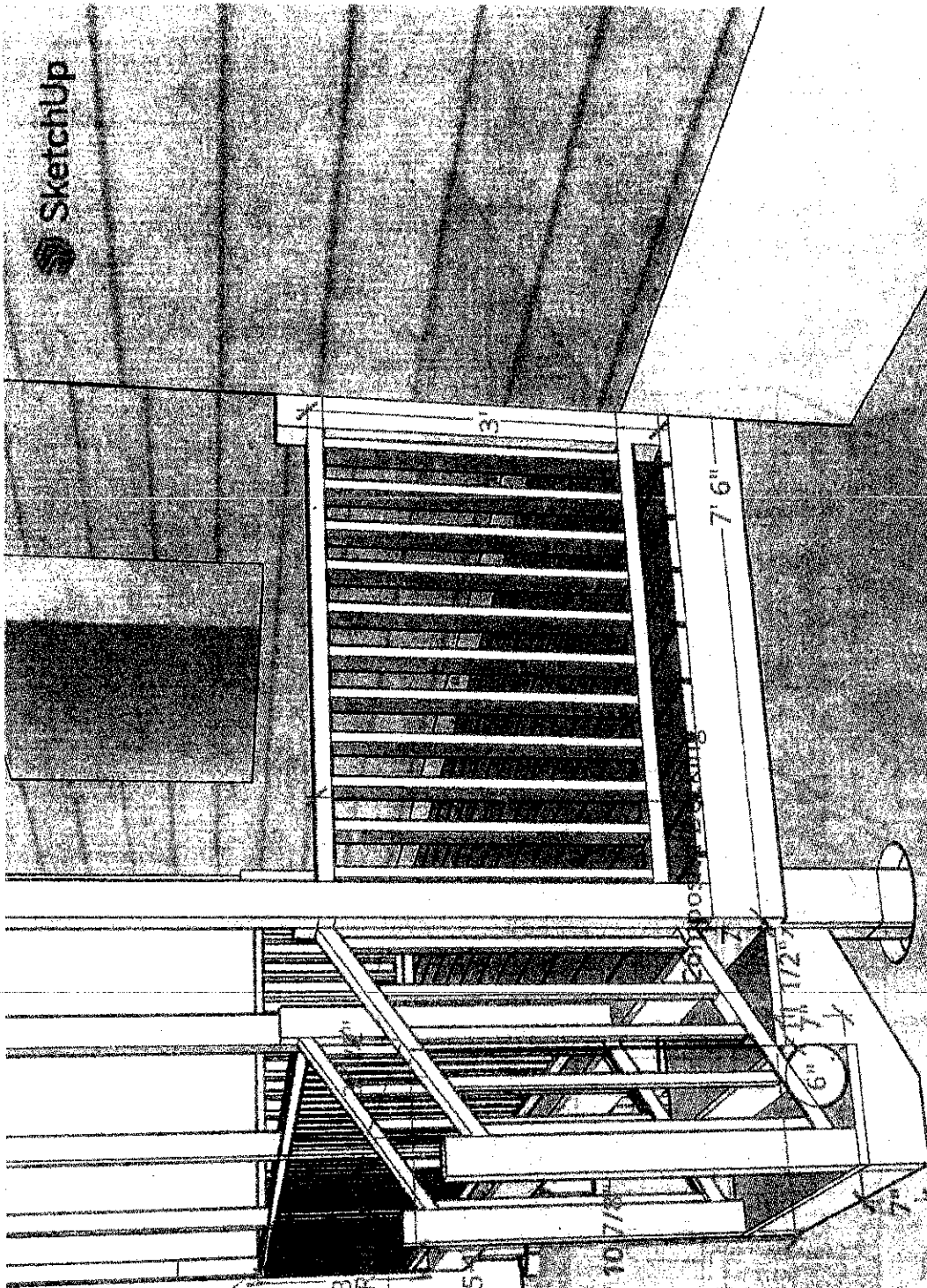
12" Sonotube 42" Depth  
Triple 2" x 8" Pressure  
Treated Beam

22'

5' 11"

6' 8"





White PVC  
36" Compliant Railing 36"

White PVC Stair R

2' 10 7/8"

2011 003 1 1/2" x 1 1/2"

76"

36"

6" 1 1/2"

76"



