

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER
DUTCHESS COUNTY

PLEASE TAKE NOTICE, the Town of Wappinger Zoning Board of Appeals will conduct a public hearing on the **11th day of February, 2025** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 of the Zoning Law of the Town of Wappinger to consider the following area variance:

Appeal No.: 24-7834 (Area Variance)

David Freeman: Seeking an area variance Section 240-37 of District Regulations in an R-80 Zoning District.

-Where the minimum lot size in an R-80 Zoning District is (80,000 sf.) 2 acres, the applicant is requesting a variance of (40,000 sf) 1 acre.

-Where the minimum width size in an R-80 Zoning District is 200 sf., the applicant is requesting a width of 100 feet.

-Where **40 feet** to the side (left) property line is required, the applicant can provide **20 feet**, thus requesting a variance of **20 feet**.

-Where **40 feet** to the side (right) property line is required, the applicant can provide **20 feet**, thus requesting a variance of **20 feet**.

The property is located at **1217 Route 376** and is identified as **Tax Grid No.: 6358-01-182912** in the Town of Wappinger.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Wappinger at the public hearing as stated above.

Signed:

John Lorenzini, Chairman
Zoning Board of Appeals
Town of Wappinger
January 15, 2025