

## AGENDA as of January 3, 2025

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: January 14, 2025  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from December 10, 2024

### Public Hearing:

#### Appeal No.: 24-7836 (Area Variance)

Joseph Lombardi: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **25 feet** to the side (right) property line is required, the applicant can provide **15 feet** for the installation of a 24' x 36' metal garage with electric, thus requesting a variance of **10 feet**. The property is located at **7 Diddell Road** and is identified as **Tax Grid No.: 6359-03-081217** in the Town of Wappinger.

### Discussion:

#### 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.

**Discussion Continues:**

**Appeal No.: 25-7838 (Area Variance)**

**Frank & Karen Lifrieri:** Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

**-Where no more than 2 accessory structures are permitted on a residential parcel, the applicant has 4 accessory structures, thus requesting a variance for the legalization, and to allow for the structures to remain.** The property is located at **38 Whites Corner Lane** and is identified as **Tax Grid No.: 6257-04-848200** in the Town of Wappinger.