

ALFRED A. CAPPELLI, JR.
ARCHITECT
23 DIDDELL ROAD
WAPPINGERS FALLS, NY 12590

Telephone: 845-632-6500
Email: acappe2102@aol.com god



Feb. 18, 2025

T/O Wappingers Falls
Zoning Board of Appeals
20 Middlebush Rd.
Wappingers Falls, NY

Re: Tanner Residence
132 Chelsea Rd.
TM #6056-03-481460
Side Yard Setback Variance

Dear Chairman Lorenzini & Zoning Board Members,

Attached please find an application to the Zoning Board of Appeals for a proposed side yard setback variance at the above referenced location in an R-20 zone, where 20 feet is required and the owner can only provide 9 feet.

Also enclosed is a plot plan, project narrative, and related documentation outlining the project.

We would like to be placed on the next available Zoning Board meeting to discuss this matter with your Board.

If there are any questions, or additional information is required, please do not hesitate to reach out.

Very truly yours,

Alfred A. Cappelli, Jr.
Architect

AAC/dc
Attach.

**Zoning Board Application for
Area Variance**

**Tanner Residence
132 Chelsea Rd.
T/O Wappingers**

TM#6056-03-481460

**Prepared by:
Alfred A. Cappelli, Jr.
Architect
23 Diddell Rd.
Wappingers Falls, NY**

**Office Phone: 845-632-6500
Cell Phone: 914-489-6192**

February 10, 2025

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Tanner
132 Chelsea Rd.

Project Narrative

1. Existing Conditions

The subject property is a 0.41 acre parcel on the south side of Chelsea Rd. near the intersection with Booth Blvd.

There exists a one-story single-family dwelling with a one car attached garage.

2. Current Owner

The current owner and applicant, Liz Tanner, plans to upgrade and add on to the home she grew up in, as her parents are both now deceased.

The house is currently vacant as Ms. Tanner lives in Beacon but plans to move into the house once all of the renovations have been completed.

3. Improvements Proposed

It is Ms. Tanner's intent to bring the house to today's standards, as the house is pretty much the same since it was built in 1953.

Among the improvements are enlarging the existing living room and adding a mudroom in the front of the house where there currently is a concrete surface courtyard.

A 3-season room will be built replacing an existing covered patio.

A new bathroom will be added as well in the rear of the house.

Finally, an additional bay to the existing one car garage is proposed to be added on the right side of the house for which this variance would be required in order to be built. That garage is necessary to house not only multiple cars Ms. Tanner owns but also for storage.

4. Variance Requested

The existing home, in an R-20 zone, requires a 20 ft. side yard setback.

On the right side of the property the current garage is only 18.4 ft. from the property line, already non-conforming.

An additional bay to the garage would increase the non-conformity. Due to the angular position of the side property line on the side, an 11'-0" additional bay would yield a setback of 9'-0" to the property line requiring an 11'-0" variance.

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.: 25-7843

Date: Feb 10, 2025

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

I (We), Liz Tanner residing at 132 Chelsea Road
Wappingers Falls NY, (phone) 845 541-3657, hereby,

appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 2/27/25, and do hereby apply for an area variance(s).

Premises located at: 132 Chelsea Road
Tax Grid No.: 0096-03-481460
Zoning District: R-20

1. Record Owner of Property:

ELIZABETH (LIZ) TANNER
Address: 132 Chelsea Road Wappinger Falls
Phone Number: 845 541-3657
Owner Consent dated: FEB 18, 2025 Signature: _____
Print Name: ELIZABETH TANNER

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: 20 foot side yard setback

Applicant(s) can provide: 9 feet

Thus requesting: 11 feet

To allow: To construct an additional bay to exist.
one car garage

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.

The character will not change dramatically as a 2 car garage on the side of the house is not out of character in the neighborhood

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 only location of the garage addition is adding on to the existing garage & is also where the current driveway is located

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 request is relatively substantial given the request is slightly greater than half of the setback required.

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 design of the garage would be in the general character of the neighborhood & the addition is only 11 ft wide fronting the street

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

The addition is being proposed and not yet constructed

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

It is unique only inasmuch as house is quite close to the property line on the side where the addition is proposed

4. List of attachments (Check applicable information)

- () Survey dated: Dec 19, 2024, Last revised _____ and Prepared by: Circle Surveyor.
- () Plot Plan dated: FEB 10, 2025.
- () Photos
- () Drawings dated: AUG 22, 2024.
- () Letter of Communication which resulted in application to the ZBA. (e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: _____ Dated: 2/07/25
- () Other (Please list): Narrative

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: Elenor J. T...
(Appellant)

DATED: FEB 10, 2025

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: _____

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: <p style="text-align: center; font-size: 1.2em;">Tanner Residence - Proposed Addition</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">132 Chelsea Road Town of Wappinger, Dutchess</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">Construction of an 11'-0" wide garage addition on side of existing house which requires a sideyard variance</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Alfred Cappell, Jr. Architect</p>		Telephone: 914 489 6192 (C)	
Address: <p style="text-align: center; font-size: 1.2em;">23 Diddell Road</p>		E-Mail: ACAPPE2102@AOL.COM	
City/PO: <p style="text-align: center; font-size: 1.2em;">Wappingers Falls</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">12590</p>
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 type="checkbox"/> YES <input checked="" 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: ZBA for Variance & Building permit for construction			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.41 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.41 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?			
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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? 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?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

T/O Wappingers
Bldg., Zoning, Planning
20 Middlebush Rd.
Wappingers Falls, NY

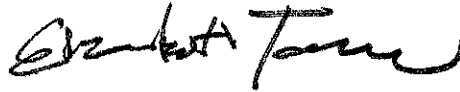
Feb. 18, 2025

Re: Tanner Res.
132 Chelsea Rd.

To Whom it May Concern,

This letter shall authorize Alfred Cappelli, Architect to file for all permits and applications for the above property on my behalf.

Thank you,

A handwritten signature in black ink, appearing to read "Elizabeth Tanner", written in a cursive style.

Elizabeth Tanner

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

To: Hager, Kurt R
132 Chelsea Rd

SBL: 6056-03-481460-0000
Date of this Notice: 02/27/2025
Zone:
Application: 45258

For property located at: 132 Chelsea Rd

Your application to:

ADDITION/ALTERATION CONSTRUCTION OF SEVERAL ADDITIONS TO EXISTING SINGLE FAMILY DWELLING 11' X 28' GARAGE ADDITION, LIVING ROOM AND MUDROOM ADDITION, 6' X 12' BATHROOM ADDITION, 10' X 18' 3 SEASON ROOM

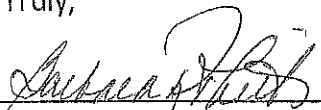
is denied for the following deficiency under Section 240-37 of the Zoning Laws of the Town of Wappinger.

Where 20 feet to the side yard property line is required, the applicant can provide 9 feet for a new garage addition.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	<u>20</u> ft.	<u>9</u> ft.
FRONT YARD:	_____ ft.	_____ 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

Very Truly,



Zoning Administrator
Town of Wappinger

RECEIVED
FEB 20 2025

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

Building Department
TOWN OF WAPPINGER

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

ZONE: R-20 DATE: FEB 20, 2025
APPL #: 45258 PERMIT # _____
GRID: 6056-03-481460

APPLICANT NAME: Liz Tanner - Alfred Cappelli Architect
ADDRESS: 132 Chelsea Road
TEL #: _____ CELL: 541-3697 FAX #: _____ E-MAIL: _____

NAME OWNER OF BUILDING/LAND: Liz Tanner
PROJECT SITE ADDRESS: 132 Chelsea Rd
MAILING ADDRESS: 132 Chelsea Rd WF
TEL #: _____ CELL: 541 3657 FAX #: _____ E-MAIL: _____

BUILDER/CONTRACTOR DOING WORK:
COMPANY NAME: TBD
ADDRESS: _____

DESIGN PROFESSIONAL NAME: Alfred Cappelli Jr Architect
TEL #: 632-6509 CELL: 914 489 6192 FAX #: 632-6499 E-MAIL: ACAPPE 2102 @ AOL.COM

APPLICATION FOR:
Construction of several small additions to existing single family dwelling
11' x 28' Garage Addition, Living Room + Mud Room Addition,
Proposed 6' x 12' Bathroom Addition, Proposed 10' x 18' 3 Season Room

SETBACKS: FRONT: 38.6 REAR: 75' L-SIDEYARD: 26.6 R-SIDEYARD: 9'-0"
SIZE OF STRUCTURE: 1,652 SF
ESTIMATED COST: 100,000 TYPE OF USE: Residential

NON-REFUNDABLE APPL. FEE: 150 PAID ON: 2-26-25 CHECK # 2962 RECEIPT #: 2025-00250
BALANCE DUE: _____ PAID ON: _____ CHECK # _____ RECEIPT #: _____

APPROVALS:
ZONING ADMINISTRATOR:
O Approved O Denied Date: 2-27-28
Barbara [Signature]

FIRE INSPECTOR:
O Approved O Denied Date: _____

[Signature]
Signature of Applicant
Alfred Cappelli Jr
Print Name or Company Name (if applicable)
Architect for Liz Tanner

Signature of Building Inspector

Existing sles has Amnesty
8/2003
805F



Parcel Number

135689-6056-03-481460-0000

Parcel Location

132 Chelsea Rd

Municipality

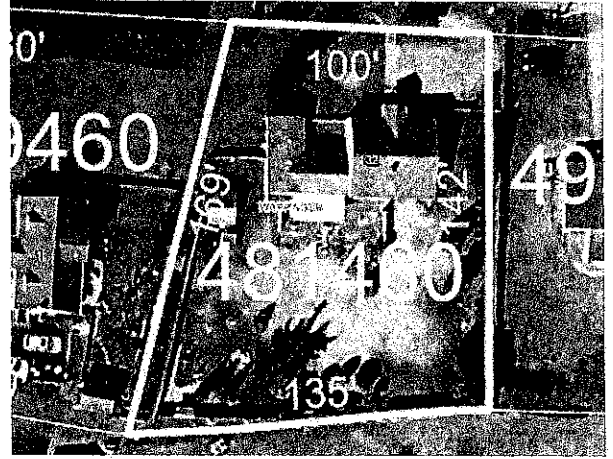
Wappinger

Owner Name

Tanner, Elizabeth A. Trustee (P)

Primary Owner Mailing Address

132 Chelsea Rd
Wappingers Falls, NY 12590



Parcel Details

Lot Size (acres):	0.40 Ac (C)	Split Town:	-
Filed Map:	-	Agri. District:	None
File Lot #:	-	School District:	(130200) Beacon City SD
Land Use Class:	(210) 1 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$101,200	\$241,000	\$241,000	\$241,000	\$241,000	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
H (Homestead)	1 (Taxable)	100	\$241,000		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$10	11/28/2023	22023	53982	C	1

Site Information

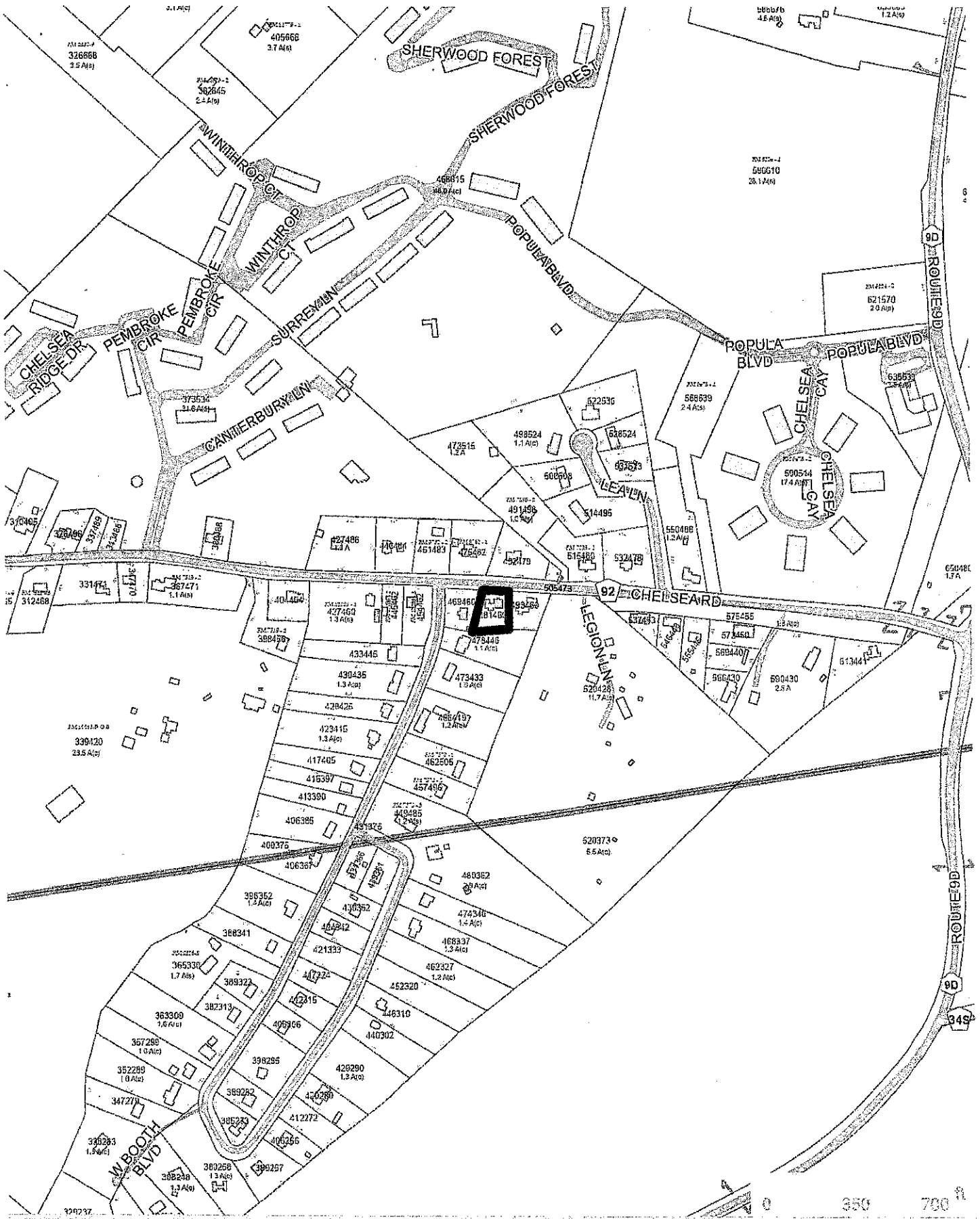
Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(2) Private	(2) Private	(2) Typical	R20	-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1953	-	(01) Ranch	1	1,008	(3) Normal
No. Bedrooms:	No. Full Baths:	No. Half Baths:	No. Kitchens:	No. Fireplaces:	Basement Type:
2	1	0	1	0	(4) Full
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Additional Story:



Parcel #: 135689-6056-03-

481480-0000

Wappinger, NY

Printed By:
ParcelAccess

N

Printed on:
9/2/2024



SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXAMINATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

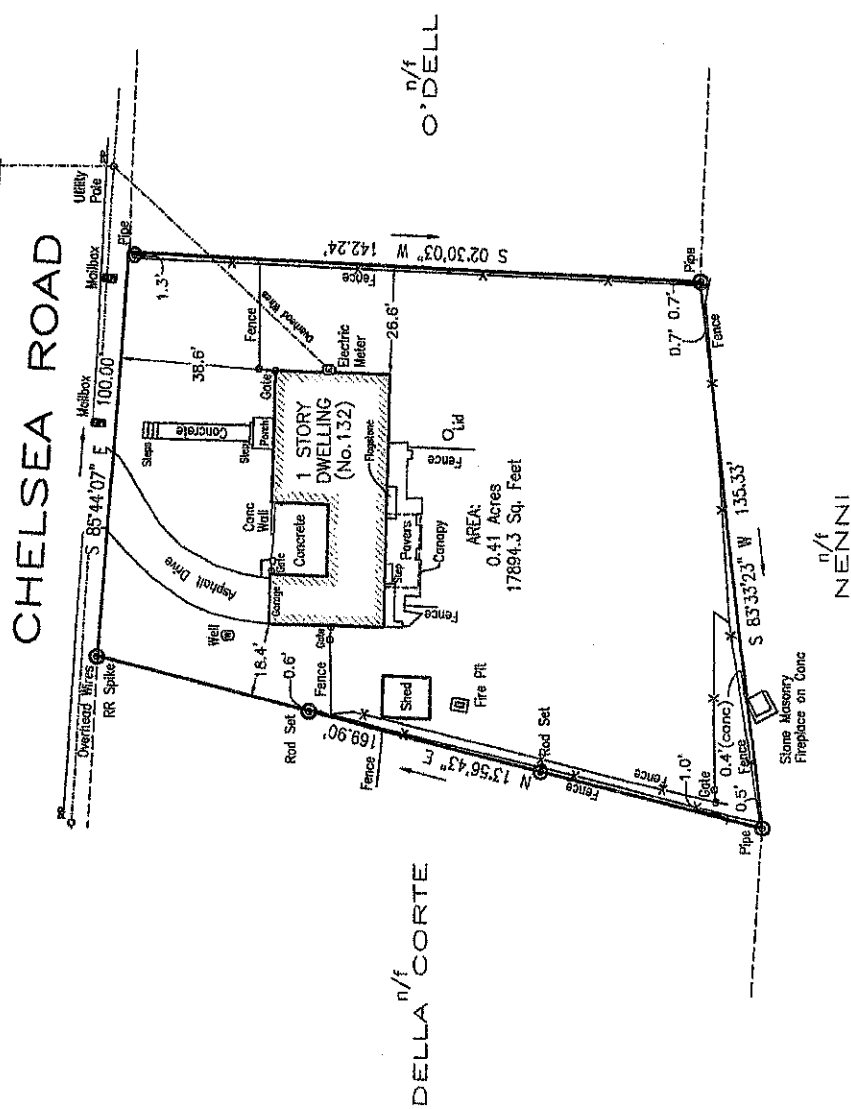
1. COPYRIGHT OICLE LAND SURVEYING, P.C. ALL RIGHTS RESERVED.

2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR INKED SEAL ARE BEING TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND THAT THE SURVEYOR HAS REVIEWED THE MAP FOR CONFORMANCE WITH THE BOUNDARY SURVEY MAP ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER, AND THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

5. THIS CERTIFICATION IS NON-TRANSFERABLE.

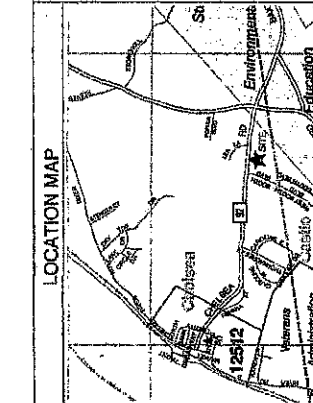


SURVEY OF PROPERTY
PREPARED FOR
ELIZABETH A TANNER

TOWN OF WAFFINGER, COUNTY OF DUTCHESS, STATE OF NEW YORK
 SECTION 6056 BLOCK 08 LOT 48-460
 SCALE 1" = 50'
 SURVEY DATE: 2024-12-19

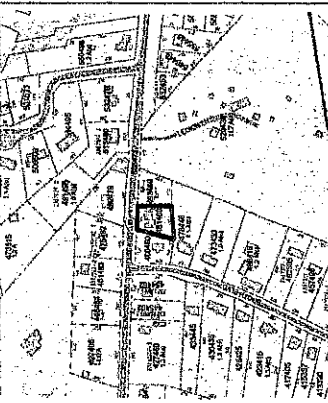
OICLE
 LAND SURVEYING
 516 Route 276, Unit 18, Wappinger Falls, NY 12590 913-293-8881

ROBERT F. OICLE, PLS
 NYS LIC# 050962



PROJECT DATA

Project location	132 Chelsea Rd. Wappingers Falls, NY
Owner	Elizabeth Tanner
Town map #	025-02-44-1600
Zoning district	R-20
Lot area	0.41 ac (17,954 sq ft)
Scope of project	Multiple additions to existing single family dwelling
Site of existing house (shaded)	1,148 sq ft
Area of proposed feasible addition	653 sq ft
Transportation loading area of house	1,622 sq ft
Subtotal	3,423 sq ft
Front	25'
Left side	23.5' (existing)
Right side	25'
Min. lot area	20,000 sq ft required
Min. width	17' 0" to proposed addition
Min. height	2 1/2 story (20' to allowed)
Maximum coverage	1 story (17' permitted)
Notes	10% allowed, 2,054 sq ft
	Shaded - Area of existing
	Proposed - 1,622 sq ft (20' x 81')



GENERAL NOTES

132 Chelsea Rd. Wappingers Falls, NY

Elizabeth Tanner

025-02-44-1600

R-20

0.41 ac (17,954 sq ft)

Multiple additions to existing single family dwelling

1,148 sq ft

653 sq ft

1,622 sq ft

3,423 sq ft

25'

23.5' (existing)

25'

20,000 sq ft required

17' 0" to proposed addition

2 1/2 story (20' to allowed)

1 story (17' permitted)

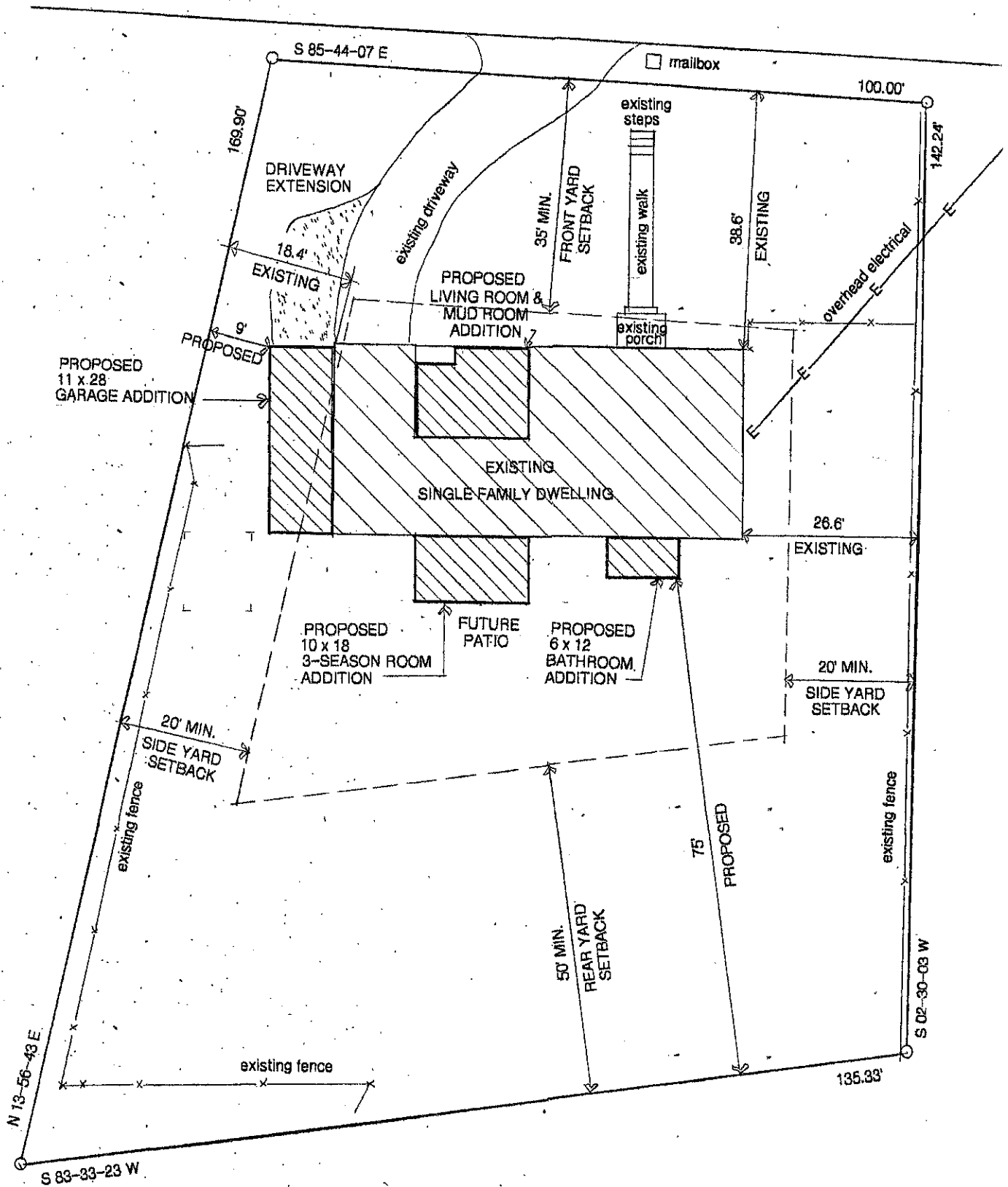
10% allowed, 2,054 sq ft

Shaded - Area of existing

Proposed - 1,622 sq ft (20' x 81')

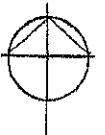
Plot plan shown here according to proposed by Robert Oates, PLS, dated Dec. 18, 2023.

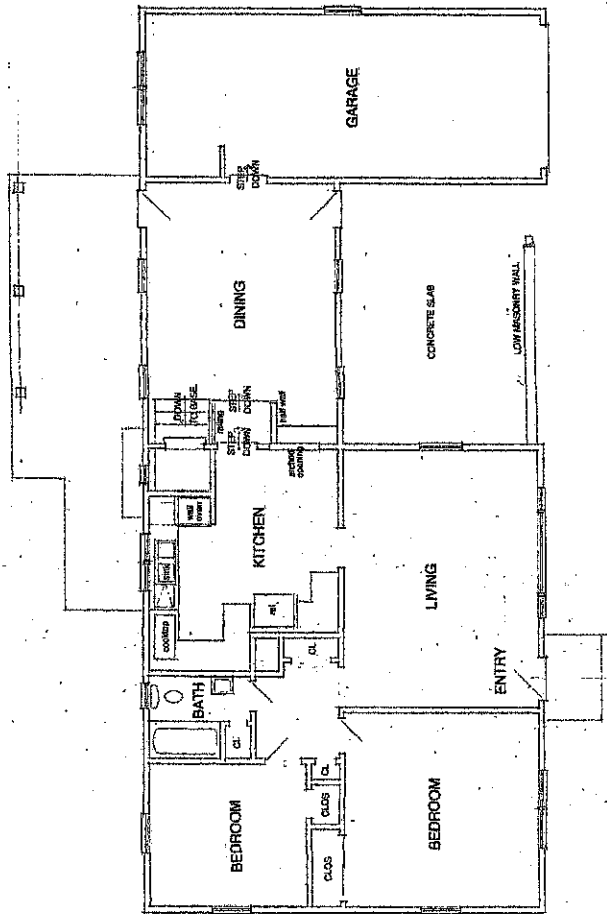
CHELSEA ROAD



PLOT PLAN

SCALE : 1 Inch = 15 feet



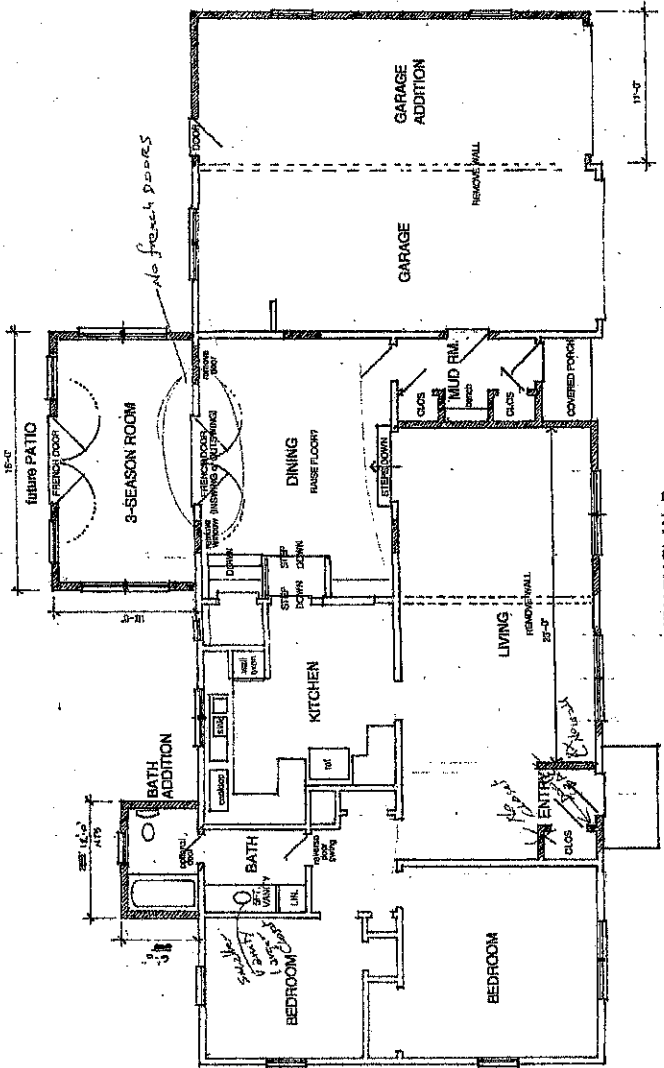


EXISTING CONDITIONS FLOOR PLAN

PRELIMINARY SKETCHES

ADDON & ALTERATIONS FOR
LIZ TANNER
132 CHELSEA ROAD TOWN OF WAPPINGER, NY

ALFRED A. CAPPELLI JR., AIA
ARCHITECT
1136 ROUTE 9 WAPPINGERS FALLS, N.Y. 12580
Phone: (845) 632-6300
acapelli@aia.com



PRELIMINARY PLAN B

