

## AGENDA as of March 25, 2025

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: March 25, 2025  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from March 11, 2025

### Public Hearing:

#### Appeal No.: 25-7843 (Area Variance)

Elizabeth Tanner: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where 20 feet to the side yard (right) property line is required, the applicant can provide 9 feet for the construction of an 11' x 28' garage, thus requesting a variance of 11 feet.

The property is located at 132 Chelsea Road on 0.40 acres and is identified as Tax Grid No.: 6056-03-481460 in the Town of Wappinger.

#### Appeal No.: 25-7842 (Area Variance)

Heather Dubetsky: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where 20 feet to the side yard (left) property line is required, the applicant can provide 10' 7" for the construction of a 240 sf., deck, thus requesting a variance of 9' 3". The

property is located at 38 Lake Oniad Drive on 1.1 acres and is identified as Tax Grid No.: 6257-01-497894 in the Town of Wappinger.

### Discussion:

#### Appeal No.: 25-7844 (Area Variance)

Richard & Natalie Cerbini: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where 25 feet to the side yard (left) property line is required, the applicant can provide 8 feet for the installation of an 18' round above ground pool, thus requesting a variance of 17 feet. The property is located at 3 Peggy Lane on 0.35 acres and is identified as Tax

Grid No.: 6157-03-485293 in the Town of Wappinger.

**Discussion Continues:**

**Appeal No.: 25-7845 (Area Variance)**

**Holly Rivera**: Seeking an area variance Section 240-37 of District regulations in an R-40 Zoning District.

**-Where no fence over 4 feet in height is allowed in a front yard, the applicant erected a 6 feet high fence in their front yard, thus requesting a variance of 2 feet to allow the fence to remain.**

**-Where no accessory structure is permitted in a front yard, the applicant put a 10' x 12' shed in the front yard, thus requesting a variance to allow the shed to remain**

The property is located at **5 O'Neil Farm Lane** on 1.2 acres and is identified as **Tax Grid No.: 6258-02-892573** in the Town of Wappinger.

**Appeal No.: 25-7846 (Area Variance)**

**Katarzyna Godlewska**: Seeking an area variance Section 240-37 of District Regulations in an R-40/80 Zoning District.

**-Where 40 feet to the side yard (left) property line is required, the applicant can provide 24 feet for the construction of a 450 sf., screen porch, thus requesting a variance of 16 feet.** The property is located at **58 Diddell Road** on 1.65 acres and is identified as **Tax Grid No.: 6359-03-353264** in the Town of Wappinger.