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May 12, 2025

Bea Ogunti, Zoning Board of Appeals Secretary
20 Middlebush Rd
Wappingers Falls, NY 12590

RE: Use Variance Application
       33 Middlebush, LLC
       33 Middlebush Road (Tax Parcels 6157-01-396837 and 414840)
       Town of Wappinger, NY

Dear Ms. Ogunti:

Attached are eight (8) copies of an Application, Owner's Consent, Letter from Tony DeGelormo, Century 21 Real Estate, dated April 30, 2025, Short EAF, Survey, Site Plan and photos for the referenced project. This project is currently under construction with construction estimated to be completed in May. This submittal is to amend the allowable uses of the site to include storage described below.

The site is currently approved for contractor storage with offices by a previously issued use variance. It was anticipated that the building might be used by one or several small contracting businesses to run their business out of and/or store materials and work vehicles inside of the building, considering the layout of the building and the multiple overhead doors. The building is currently being considered for storage of a car(s), boat and trailer and a recreational vehicle by a single user. This use is less impactful compared to the currently permitted uses as there will be virtually no traffic or deliveries. The site will still maintain no outdoor storage.
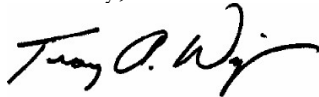
In summary, the Applicant requests that you consider the following:

1. The current use variance for contractor storage/office remains in place.

2. The additional use of personal storage of cars, boats and RV's.

3. The additional use of commercial storage of cars, boats and RV's so that an owner is permitted to collect rent from tenants for the storage of these items.

Please place this application on the next available meeting agenda for consideration.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Troy A. Wojciekofsky, P. E.; LEED-AP; ENV-SP
Engineer