

AGENDA amended on May 29, 2025

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 10, 2025
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from May 27, 2025

Public Hearing:

Appeal No.: 25-7840 (Area Variance)

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

-Where **35 feet** to the front yard property line is required, the applicant can provide **11.7 feet** for a new front porch to remain, thus requesting a variance of **23.3 feet**.

The property is located at **15 Spook Hill Road** on 1.032 acres and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

Appeal No.: 25-7848 (Area Variance)

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

-Where **only 4 feet high fence is allowed in a front yard, the applicant is seeking to erect an 8 feet high fence, thus requesting a variance of 4 feet.**

-Where **no fence over 6 feet on the side or rear yard is allowed, the applicant is seeking to erect an 8 feet high fence, thus requesting a variance of 2 feet to protect the trees from deer.**

The property is located at **127 Chelsea Road** on 0.58 acres and is identified as **Tax Grid No.: 6056-03-461483** in the Town of Wappinger.

Appeal No.: 25-7850 (Area Variance)

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

-Where **50 feet** to the rear yard property line is required, the applicant can provide **10 feet** for the construction of a 10' x 20' shed, thus requesting a variance of **40 feet**.

-Where **25 feet** to the side yard (left) property line is required, the applicant can provide **10 feet** for the construction of a 10' x 20' shed, thus requesting a variance of **15 feet**.

The property is located at **256 Myers Corners Road** on 0.69 acre and is identified as **Tax Grid No.: 6258-02-880543** in the Town of Wappinger.

Discussion:

Appeal No.: 25-7847 (Area Variance)

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

-Where **25 feet** to the side yard (right) property line is required, the applicant can provide **16.47 feet** for the construction of a rear deck addition, thus requesting a variance of **8.53 feet**. The property is located at **84 Brothers Road** on 0.77 acre and is identified as **Tax Grid No.: 6358-03-026307** in the Town of Wappinger.

Appeal No.: 25-7849 (Use Variance)

33 Middlebush Road: Seeking a use variance Section 240-37 of District in an R-20/40 Zoning District.

-The applicant is requesting to keep the current use variance for contractor storage / office in place and add additional use of personal storage of cars, boats and RV's in place on 1.75 acres in a Residential Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-414840** in the Town of Wappinger.
(Wojciekofsky)