

AGENDA amended on June 23, 2025

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 24, 2025
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the minutes from June 10, 2025.

Adjourned Public Hearing:

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.

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.: 25-7851 (Area Variance)

Jill Sitler-Rhoda & James Rhoda: 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 10 feet for the construction of a 10' x 20' shed, thus requesting a variance of 15 feet. The property is located at **12 Hi View Road** on 1.2 acre and is identified as **Tax Grid No.: 6358-01-038622** in the Town of Wappinger.

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Discussion Continues:

Appeal No.: 25-7852 (Area Variance)

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

-Where **25 feet** to the side yard (left) property line is required, the applicant can provide **9 feet** for the legalization of an existing 10' x 26' shed, thus requesting a variance of **16 feet**. The property is located at **67 Gold Road** on 1.2 acres and is identified as **Tax Grid No.: 6358-03-029400** in the Town of Wappinger.