

## AGENDA as of July 14, 2025

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: July 22, 2025  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Executive Session for legal advice.

Acceptance of the Minutes from June 24, 2025.

### PUBLIC HEARING:

#### 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.

#### 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.

**DISCUSSION:**

**Appeal No.: 25-7853 (Area Variance)**

**Christina & Christian Acevedo**: 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 **16.8 feet** for the replacement of an existing 15' x 20' deck with stairs, thus requesting a variance of **3.2 feet**. The property is located at **15 Sachson Place** on 0.51 acres and is identified as **Tax Grid No.: 6258-03-216078** in the Town of Wappinger.

**Appeal No.: 25-7854 (Area Variance)**

**Josefa Gonzalez**: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

**-Where only feet high fence is allowed in a front yard, the applicant has erected a 6 feet fence, thus requesting a variance of 2 feet.**

**-Where no structure is allowed in the front yard, the applicant has installed a hot tub, thus requesting a variance to allow for a hot tub to remain.** The property is located at **30 Lake Oniad Drive** on 0.67 acres and is identified as **Tax Grid No.: 6257-01-443859** in the Town of Wappinger.

**Appeal No.: 25-7855 (Area Variance)**

**Christian & Jessica Gaviria**: 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 **6 feet** for the legalization of a 12' x 20' shed, thus requesting a variance of **14 feet**.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **8 feet** for the legalization of a 12' x 20' shed, thus requesting a variance of **32 feet**.

**-Where no more than 2 accessory structures are allowed on a property, the applicant has 3 structures, thus requesting a variance to allow all 3 structures to remain.**

The property is located at **18 Dara Lane** on 0.42 acres and is identified as **Tax Grid No.: 6257-01-092744** in the Town of Wappinger.

**Appeal No.: 25-7856 (Area Variance)**

**Joshua Indorf**: 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 **16.1 feet** for the legalization and maintenance of an existing 192 sf. pool shed, thus requesting a variance of **33.9 feet**. The property is located at **140 Old Hopewell Road** on 2.67 acres and is identified as **Tax Grid No.: 6157-01-313530** in the Town of Wappinger.

**DISCUSSION Continues:**

**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.