

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Appeal No.: 25-7857 Application for an Area Variance Date: 8-12-25

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), ADRIAN & SHANA MANUEL residing at 53 GOLD ROAD, WAPPINGERS FALLS, NY 12590
, (phone) 845-269-5956, hereby,

appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 6-30-25, and do hereby apply for an area variance(s).

Premises located at: 53 GOLD ROAD, WAPPINGERS FALLS, NY 12590

Tax Grid No.: 6258-04-934369

Zoning District: R-40

1. Record Owner of Property:

Address: 53 Gold Rd Wappingers Falls NY 12590

Phone Number: 845-269-5956 / 914-656-6675

Owner Consent dated: 12-AUG-2025

Signature: [Signature]

Print Name: Shana Manuel / Adrian Manuel

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: 50 FEET to rear yard (left)

Applicant(s) can provide: 43'6"

Thus requesting: 6'6"

To allow: FOR NEW ADDITIONS.

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: 50 feet to rear yard (right)
Applicant(s) can provide: 46 feet
Thus requesting: 4 feet
To allow: New addition

3. Reason for Appeal (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

THE DESIGN OF THE PROPOSED ADDITIONS WILL IMPROVE THE CHARACTER OF THE NEIGHBORHOOD SINCE THE ARCHITECTURE WILL BLEND WITH THE EXISTING RESIDENCE.

B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

THE PROPERTY IS PRE-EXISTING / NON-CONFORMING. ANY ADDITIONS TO THE FRONT OR BACK OF THE RESIDENCE WOULD REQUIRE VARIANCES.

C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

THE VARIANCE REQUESTS ARE NOT SUBSTANTIAL. THE PROPOSED ADDITIONS WERE DESIGNED TO THE SMALLEST FOOTPRINT.

D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

THERE WILL BE NO IMPACT ON THE PHYSICAL ENVIRONMENTAL CONDITIONS OF THE NEIGHBORHOOD.

Variance No. 3

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: 50 feet to front yard
Applicant(s) can provide: 40 feet
Thus requesting: 4 feet
To allow: New Addition

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

(Indicate Article, Section, Subsection and Paragraph)

Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

(Indicate Article, Section, Subsection and Paragraph)

Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

(Indicate Article, Section, Subsection and Paragraph)

Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 25-7857

E. How did your need for an area variance(s) come about? Is your difficulty self-created?
Please explain your answer in detail.

THE DIFFICULTY IS SELF-CREATED WITH THE PROPOSED ADDITIONS, HOWEVER, THE PROPERTY IS PRE-EXISTING / NON-CONFORMING WHICH REQUIRES VARIANCES FOR ANY ADDITIONS.

F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.

THE PROPERTY IS PRE-EXISTING / NON-CONFORMING WHICH REQUIRES VARIANCES FOR ANY ADDITIONS.

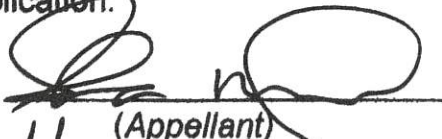
4. List of attachments (Check applicable information)

- Survey dated: 7/25/2006, Last revised _____ and Prepared by: J. WILLIAM KOUKAR.
- Plot Plan dated: _____.
- Photos
- Drawings dated: 8/12/25.
- Letter of Communication which resulted in application to the ZBA. (e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: _____ Dated: _____
- Other (Please list): _____

5. Signature and Verification

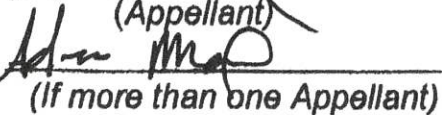
Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE: _____


(Appellant)

DATED: 8/12/25

SIGNATURE: _____


(If more than one Appellant)

DATED: 8/12/25

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 25-7857

Date: 8-12-25

Grid No.: 6258-04-934369

Zoning District: R-40

Location of Project:

53 GOLD ROAD, WAPPINGERS FALLS, NY 12590

Name of Applicant:

ADRIAN & SHANA MANUEL

Print name and phone number

Description of

Project: New Garage and Bedroom addition on the east side of the house, Bonus Room on the west side of the house, and foyer addition on the north side.

I ADRIAN & SHANA MANUEL, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances

8/12/25
Date

[Signature]
Owner's Signature

845-269-5956/914-656-6675
Owner's Telephone Number

Shana Manuel / Adrian Manuel
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

Town of Wappinger
20 Middlebush Rd.
Wappingers Falls, NY 12590
(845) 297-6256

To: Manuel, Adrian
53 Gold Rd

SBL: 6258-04-934369-0000
Date of this Notice: 06/30/2025
Zone:
Application: 45685

For property located at: 53 Gold Rd

Your application to:

ADDITION - ADDITION ON BOTH SIDES OF EXISTING HOUSE: RIGHT SIDE - 448 SQ FT, LEFT SIDE - 747 SQ FT FOYER AND PATIO ADDITION TO FRONT OF HOUSE: 221 SQ FT

is denied for the following deficiency under Section **240-37** of the Zoning Laws of the Town of Wappinger.

Where 50 feet is required to the rear yard property line, the applicant is proposing an addition on the left side and can provide 43'6" to the rear property line.

Where 50 feet is required to the rear yard property line, the applicant is proposing an addition on the right side and can provide 46' to the rear property line.

Where 50 feet is required to the front yard property line, the applicant is proposing a new foyer addition and can provide 46' to the front property line.

| | REQUIRED: | WHAT YOU CAN PROVIDE: |
|--------------------|---------------|-----------------------------------|
| REAR YARD: | <u>50</u> ft. | <u>43'6"</u> ft. <i>Left side</i> |
| SIDE YARD (LEFT): | _____ ft. | <u>46'</u> ft. <i>Right side</i> |
| SIDE YARD (RIGHT): | _____ ft. | _____ ft. |
| FRONT YARD: | <u>50</u> ft. | <u>46</u> ft. |
| SIDE YARD (LEFT): | _____ ft. | _____ ft. |
| SIDE YARD (RIGHT): | _____ ft. | _____ ft. |

You have the right to appeal this decision to the Zoning Board of Appeals within 60 days of the date of this letter. This Zoning Board of Appeals meets the second and fourth Tuesday of the month. The area variance appeal will require at least two meetings, one for discussion and one for a Public Hearing. The required forms can be obtained at this office or on our website at www.townofwappingerny.gov

Very Truly,

Zoning Administrator
Town of Wappinger

RECEIVED
MAY 23 2025
Building Department
TOWN OF WAPPINGER

TOWN OF WAPPINGER BUILDING DEPARTMENT
20 Middlebush Road, Wappingers Falls, N.Y. 12590
telephone: 845-297-6256 fax: 845-297-0579

APPLICATION FOR BUILDING PERMIT

APPLICATION TYPE: Residential New Construction Commercial Renovation/Alteration Multiple Dwelling
ZONE: R-40 **DATE:** 4/25/25 6/27/25
APPL #: 45685 **PERMIT #:** _____
GRID: 6258-04-934369

APPLICANT NAME: ADRIAN & SHANA MANUEL
ADDRESS: 53 GOLD ROAD, WAPPINGERS FALLS, NY 12590
TEL #: 845-269-5956 **CELL:** ADD'L 914-656-6675 **FAX #:** N/A **E-MAIL:** SCARHOFER4.FAM@GMAIL.COM

NAME OWNER OF BUILDING/LAND: ADRIAN & SHANA MANUEL
***PROJECT SITE ADDRESS*:** 53 GOLD ROAD, WAPPINGERS FALLS, NY 12590
MAILING ADDRESS: SAME AS ABOVE
TEL #: 845-269-5956 **CELL:** ADD'L 914-656-6675 **FAX #:** N/A **E-MAIL:** SCARHOFER4.FAM@GMAIL.COM

BUILDER/CONTRACTOR DOING WORK:
COMPANY NAME: T.B.D.
ADDRESS: _____
TEL #: _____ **CELL:** _____ **FAX #:** _____ **E-MAIL:** _____

DESIGN PROFESSIONAL NAME:
TEL #: 845-337-4331 **CELL:** N/A **FAX #:** N/A **E-MAIL:** SWW@HALENARCHITECTURE.COM

APPLICATION FOR: 2 ADDITIONS ON EITHER SIDE OF EXISTING HOUSE.
FOYER & PATIO ADDITION TO FRONT OF HOUSE.
PROPOSED RIGHT ADDITION = +/- 448 S.F.
PROPOSED LEFT ADDITION = +/- 747 S.F.
PROPOSED FRONT ADDITION = +/- 221 S.F.

SETBACKS: FRONT: 50' REAR: 50' L-SIDEYARD: 25' R-SIDEYARD: 25'
SIZE OF STRUCTURE: +/- 1,340 EXISTING.
ESTIMATED COST: T.B.D. **TYPE OF USE:** SINGLE FAMILY RESIDENTIAL

NON-REFUNDABLE APPL FEE: 150 - PAID ON 6/27/25 CHECK # 1254 RECEIPT # 2025-01014
BALANCE DUE: _____ **PAID ON:** _____ **CHECK #:** _____ **RECEIPT #:** _____

APPROVALS:
ZONING ADMINISTRATOR:
 Approved Denied Date: 6.30.25
Barbara Roberts
Adrian Manuel
Signature of Applicant

FIRE INSPECTOR:
 Approved Denied Date: _____

Signature of Building Inspector

Print Name or Company Name(if applicable)