

AGENDA as of September 5, 2025

Town of Wappinger Zoning Board of Appeals
MEETING DATE: September 9, 2025
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

The Pledge of Allegiance

Roll Call

Acceptance of the Minutes from August 26, 2025

PUBLIC HEARING:

Appeal No.: 25-7857 (Area Variance)

Adrian & Shana Manuel: Seeking an area variance Section 240-37 of District in an R-40 Zoning District.

-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", thus requesting a variance of 6' 6".

-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 feet, thus requesting a variance of 4 feet.

-Where 50 feet is required to the front yard property line, the applicant is proposing 46 feet, thus requesting a variance of 4 feet for a new front porch.

-Where 50 feet is required to the front yard property line, the applicant is proposing 45 feet, thus requesting a variance of 5 feet for a new left side addition.

The property is located at 53 Gold Road and is identified as Tax Grid No.: 6258-04-934369 in the Town of Wappinger.

DISCUSSION:

Appeal No.: 25-7859 (Area Variance)

Richard Chauvin: Seeking an area variance Section 240-37 of District in an R-40 Zoning District.

-Where 50 feet is required to the rear yard property line, the applicant can provide 30.1 feet, thus requesting a variance of 19.9 feet for the construction of a 30' x 12' deck.

The property is located at 11 Apple Blossom Lane on .85 acres and is identified as Tax Grid No.: 6257-04-957118 in the Town of Wappinger.