

AGENDA as of September 19, 2025

Town of Wappinger Zoning Board of Appeals
MEETING DATE: September 23, 2025
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from September 9, 2025

PUBLIC HEARING:

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.

DISCUSSION:

Appeal No.: 25-7860 (Area Variance)

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

-Where **10 feet** to the side yard (left) property line is required, the applicant can provide for the legalization of an existing 10' x 15' shed, thus requesting a variance of **5 feet**. The property is located at **26 Relyea Terrace** on 1.22 acres and is identified as **Tax Grid No.: 6256-02-608945** in the Town of Wappinger.

Appeal No.: 25-7861 (Area Variance)

Hudson Valley Volkswagen: Seeking an area variance Section 240-37 of District Regulations in an HB Zoning District.

-**Where 25% minimum landscaping open space is required, the applicant can provide 23% for landscaping space, thus requesting a variance of 2%.**

-**Where 75% maximum impervious surface is required, the applicant is proposing 77% to allow for additional parking area, thus requesting a variance of 2%.**

The property is located at **1148 Route 9** on 4.60 acres and is identified as **Tax Grid No.: 6157-04-690127** in the Town of Wappinger.

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Appeal No.: 25-7858 (Intepretation)

33 Middlebush, LLC: Seeking an interpretation of Section 240-107 (B) 2 (a) of District in an R-20/40 Zoning District. The applicant is seeking an interpretation of the term “contractor storage” to define acceptable users (tenant or owner) of the building space in compliance with a previously use variance for the property. The property is located at **33 Middlebush Road** on 1.75 acres and is identified as **Tax Grid No.: 6157-01-414840** in the Town of Wappinger.