

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER
DUTCHESS COUNTY

PLEASE TAKE NOTICE, the Town of Wappinger Zoning Board of Appeals will conduct a public hearing on the **28th day of October, 2025** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 of the Zoning Law of the Town of Wappinger to consider the following area variance:

Appeal No.: 25-7863 (Area Variance)

Sean Barry: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where no accessory structures are permitted in a front yard, the applicant has installed a 15' x 30' x 48" above ground pool, thus requesting a variance to allow the pool to remain.

-Where no accessory structures are permitted in a front yard, the applicant is proposing to erect a new 24' x 50' metal garage, thus requesting a variance to allow for the installation of the garage.

-Where no accessory structures can be larger than 800 sf. on a 1-acre parcel, the applicant is proposing to erect a (24' x 50') 1,200 sf. metal garage, thus requesting a variance of 400 sf.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **6 feet** for the installation of a 24' x 50' metal garage, thus requesting a variance of **44 feet**.

-Where **25 feet** to the side yard (right) property line is required, the applicant can provide **6 feet**, thus requesting a variance of **19 feet**.

The property is located at **1 Laurens Way** and is identified as **Tax Grid No.: 6157-01-257854** in the Town of Wappinger.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Wappinger at the public hearing as stated above.

Signed: John Lorenzini, Chairman
Zoning Board of Appeals
Town of Wappinger
October 14, 2025