

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

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

Application for an Area Variance

Appeal No.: 25-7863

Date: 9-30-25

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

I (We), Sean Barry residing at 1 Laurens Way Wappingers Falls NY 12590  
, (phone) 252-406-1729, hereby,

appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,  
dated 9/29/2025, and do hereby apply for an area variance(s).

Premises located at: 1 Laurens Way Wappingers Falls NY 12590  
Tax Grid No.: 6157-01-257854  
Zoning District: R30/40

1. Record Owner of Property:

Sean Barry  
Address: 1 Laurens Way Wappingers Falls NY 12590  
Phone Number: 252-406-1729  
Owner Consent dated: 7/30/25  
Signature: [Signature]  
Print Name: Sean Barry

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: No structures permitted in front yard.

Applicant(s) can provide: proposing a new 24' x 50' metal garage

Thus requesting: Structure in the front yard

To allow: a 24' x 50' metal garage in the front yard

**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: no accessory structure larger than 800 sf, on one acre

Applicant(s) can provide: proposing to erect a 1000 sf garage

Thus requesting: a variance of 200 sf

To allow: for a (24' x 50') 1000 sf garage

**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.

No the nearby propertys will not change.

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.

No my back yard is a steep slope and my right yard has a well. The left driveway is the only place to put the garage and the front yard is only place for a pool

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.

I dont think they are substantial the pool you cannot see from the road

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.

No the physical environment wont be impacted.

Town of Wappinger Zoning Board of Appeals  
Application for an Area Variance  
Appeal No.: 25-7863

**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: 25 feet to side yard  
Applicant(s) can provide: 18 feet  
Thus requesting: 7 feet  
To allow: for a 24' x 50' metal garage

**Variance No. 4**

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  
Applicant(s) can provide: 6 feet  
Thus requesting: 44 feet  
To allow: for a 24' x 50' metal garage

**Variance No. 5**

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: no accessory structures and pools permitted in front yard  
Applicant(s) can provide: I has installed an above ground pool in the front yard.  
Thus requesting: a variance for pool in front yard  
To allow: for the pool to remain

**Variance No. 6**

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: \_\_\_\_\_

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

No not self created its due to the position of my well and the back yard slope.

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

Yes the slope of the property does not allow the pool or garage to be built in the back yard.

4. List of attachments (Check applicable information)

- Survey dated: \_\_\_\_\_, Last revised \_\_\_\_\_ and Prepared by: \_\_\_\_\_.
- Plot Plan dated: \_\_\_\_\_.
- Photos
- Drawings dated: \_\_\_\_\_.
- Letter of Communication which resulted in application to the ZBA. (e.g., recommendation from the Planning Board/Zoning Denial)  
Letter from: Zoning administrator Dated: 9/29/2025
- 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: 9/30/25

SIGNATURE: \_\_\_\_\_  
(If more than one Appellant)

DATED: \_\_\_\_\_

**FOR OFFICE USE ONLY**

1. THE REQUESTED VARIANCE(S) (  ) **WILL** / (  ) **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. (  ) **YES** / (  ) **NO**, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE (  ) **IS (ARE)** / (  ) **IS (ARE)** NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) (  ) **IS ( ARE)** NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) (  ) **WILL** / (  ) **WILL NOT** HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY (  ) **IS** / (  ) **IS NOT** SELF-CREATED.

**CONCLUSION:** THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS  
(  ) **GRANTED**      (  ) **DENIED**

**CONDITIONS / STIPULATIONS:** The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

(  ) **FINDINGS & FACTS ATTACHED.**

**DATED:** \_\_\_\_\_

ZONING BOARD OF APPEALS  
TOWN OF WAPPINGER, NEW YORK

BY: \_\_\_\_\_  
(Chairman)

PRINT: \_\_\_\_\_

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: 25-7863 Date: 9/30/25  
Grid No.: 6157-01-257854 Zoning District: R20/40

Location of Project:

1 Laurens Way Wappingers Falls NY 12590

Name of Applicant:

Sean Barry  
Print name and phone number

Description of

Project: 15' x 30' x 48" pool  
26' x 50' x 12' steel garage.

I, Sean Barry, 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.

9/30/25  
Date

Sean Barry  
Owner's Signature

252-406-1729  
Owner's Telephone Number

Sean Barry  
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.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; margin: 0;">Pool &amp; Garage.</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">1 Laurens Way Wappingers Falls NY 12590</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">pool in front yard and garage in left yard.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">Sean Barry</p>		Telephone: 252-406-1729	
Address: <p style="text-align: center; margin: 0;">1 Laurens Way #</p>		E-Mail: Sean.Barry5683@gmail.com	
City/PO: <p style="text-align: center; margin: 0;">Wappingers Falls #</p>		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			1.2 acres
b. Total acreage to be physically disturbed?			.2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



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

To: Barry, Sean  
1 Laurens Way

SBL: 6157-01-257854-0000  
Date of this Notice: 10/06/2025  
Zone:  
Application: 46025

For property located at: 1 Laurens Way

Your application to:  
**GARAGE METAL GARAGE 24' X 50' X 12'**

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

Where no accessory structures are permitted in a front yard, the applicant is proposing a new metal garage , 24' x 50'. Where no accessory structure can be larger than 800 sf on a one acre parcel, the applicant wants to erect a 1,200' sf garage.


Where an accessory structure must be 25 feet to the side property line, the applicant is proposing a side yard of 18'. Where a rear yard setback of 50' is required, the applicant is proposing a rear yard setback of 6'.

---

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	<u>50</u> ft.	<u>6</u> ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.
FRONT YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	<u>25</u> ft.	<u>18</u> 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](http://www.townofwappingerny.gov)

Very Truly,

  
\_\_\_\_\_  
Zoning Administrator  
Town of Wappinger

RECEIVED

SEP 19 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: B20/40 DATE: 9/17/25  
APPL #: 46025 PERMIT # \_\_\_\_\_  
GRID: 6157-01-257854

**APPLICANT NAME:** Sean Barry

ADDRESS: 1 Laurens Way Wappingers Falls NY 12590

TEL #: \_\_\_\_\_ CELL: 252-406-1729 FAX #: \_\_\_\_\_ E-MAIL: Sean.Barry.5683@G-mail.com

**NAME OWNER OF BUILDING/LAND:** Sean Barry

\*PROJECT SITE ADDRESS\*: 1 Laurens Way Wappingers Falls NY 12590

MAILING ADDRESS: \_\_\_\_\_

TEL #: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**BUILDER/CONTRACTOR DOING WORK:**

COMPANY NAME: TBD

ADDRESS: \_\_\_\_\_

TEL #: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**DESIGN PROFESSIONAL NAME:**

TEL #: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**APPLICATION FOR:** metal garage 24' x 30' x 12' High on concrete slab

1200 SF 800 SF allowed

**SETBACKS:** FRONT: 80' REAR: \_\_\_\_\_ L-SIDEYARD: 6' R-SIDEYARD: \_\_\_\_\_

SIZE OF STRUCTURE: 24' x 30' x ~~12~~ 12' high

ESTIMATED COST: 16,000 TYPE OF USE: Garage

**NON-REFUNDABLE APPL. FEE:** 150 PAID ON: 9/19/25 CHECK # CC RECEIPT #: 2025-01556

BALANCE DUE: \_\_\_\_\_ PAID ON: \_\_\_\_\_ CHECK # \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

**APPROVALS:**

**ZONING ADMINISTRATOR:**

O Approved  Denied Date: 9.29.25

Barbara Roberts

Sean Barry

Signature of Applicant

Sean Barry

Print Name or Company Name(if applicable)

**FIRE INSPECTOR:**

O Approved O Denied Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Building Inspector

# TOWN OF WAPPINGER PLOT PLAN

Building Permit # \_\_\_\_\_

Date 9/17/25

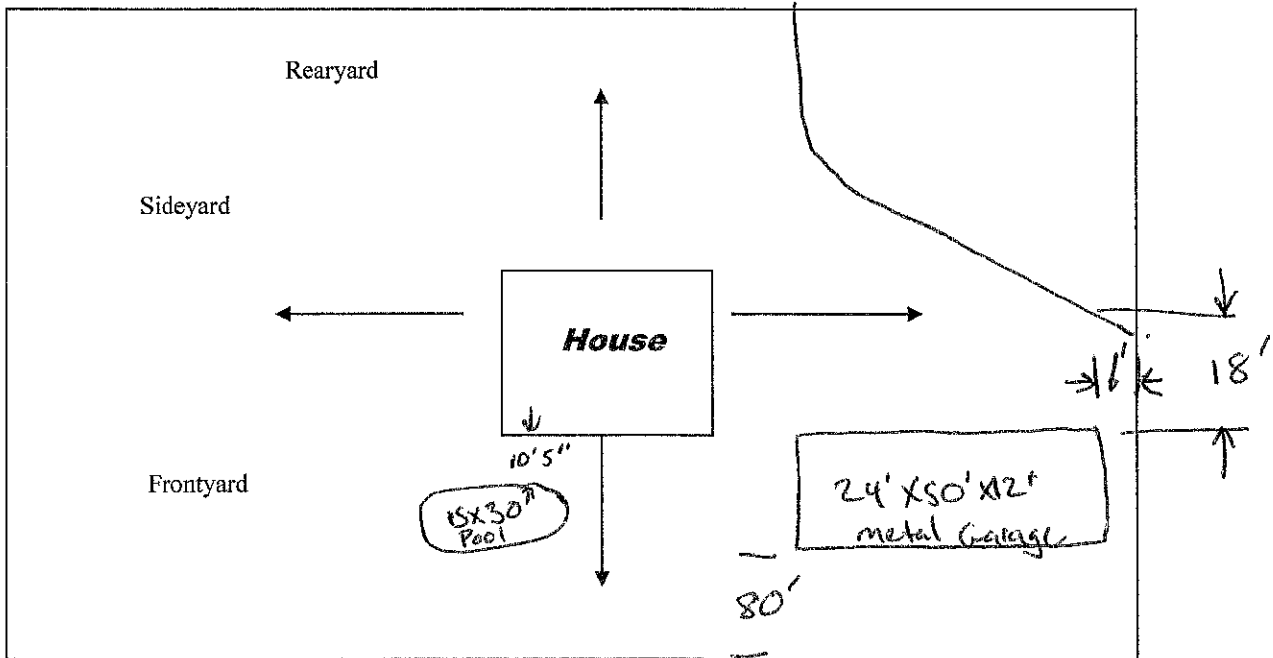
Address: 1 Laurens Way Wappingers Falls NY 12540 Interior/Corner Lot: *circle one*

Owner of Land Sean Barry

Zone: R20/40

**LIST ALL EXISTING STRUCTURES ON PROPERTY:** (ie: Pool, shed, decks, detached garage)

1. House, pool, 3 decks



Draw proposed structure on plot plan.  
Indicate Location Setbacks to both sides and rear property line  
measurement of structure you are applying for.

Sean Barry  
Signature

Approved: / Rejected: Barbara Roberti  
Zoning Administrator

Date: 9.29.25

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

To: Barry, Sean  
1 Laurens Way

SBL: 6157-01-257854-0000  
Date of this Notice: 09/29/2025

Zone:  
Application: 46026

For property located at: 1 Laurens Way

Your application to:

**POOL ABOVE GROUND OVAL POOL LEGALIZATION 15' X 30' X 48" \*\*CALL 811 PRIOR TO EXCAVATION\*\*  
\*\*NEED ELECTRICAL INSPECTION BY TOWN APPROVED ELECTRICAL INSPECTOR\*\* \*\*POOL ALARM MUST  
MEET ASTM F 2208 REQUIREMENTS\*\* \*\*CALL INTO OUR OFFICE FOR FINAL INSPECTION BY TOWN  
BUILDING INSPECTOR\*\* \*\*POOL LADDER MUST BE LOCKED WHEN NOT IN USE\*\* \*\*POOL NOT TO BE USED  
WITHOUT CERTIFICATE OF COMPLIANCE\*\***

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

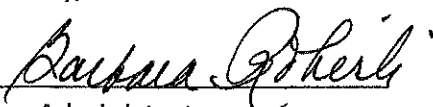
Where no accessory structures or pools are permitted in a front yard, the applicant has installed an above ground pool in their front yard.

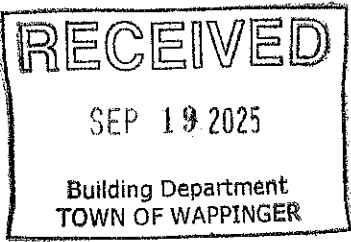
---

	RE QUI R E D:	W H A T Y O U C A N P R O V I D E:
REAR YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.
FRONT YARD:	_____ ft.	_____ 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](http://www.townofwappingerny.gov)

Very Truly,

  
\_\_\_\_\_  
Zoning Administrator  
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: R20/40 DATE: 9/17/25  
APPL #: 46026 PERMIT # \_\_\_\_\_  
GRID: 6157-01-257854

**APPLICANT NAME:** Sean Barry  
ADDRESS: 1 Laurens Way Wappingers Falls NY 12590  
TEL #: - CELL: 252-406-1729 FAX #: - E-MAIL: Sean.Barry5683@bmail.com

**NAME OWNER OF BUILDING/LAND:** Same ↑  
\*PROJECT SITE ADDRESS\*: 1 Laurens Way  
MAILING ADDRESS: \_\_\_\_\_  
TEL #: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**BUILDER/CONTRACTOR DOING WORK:**  
COMPANY NAME: owner - same as above  
ADDRESS: \_\_\_\_\_  
TEL #: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**DESIGN PROFESSIONAL NAME:**  
TEL #: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**APPLICATION FOR:** pool 15' x 30' x 48" deep  
Above Ground

**SETBACKS:** FRONT: 80' REAR: \_\_\_\_\_ L-SIDEYARD: \_\_\_\_\_ R-SIDEYARD: \_\_\_\_\_  
**SIZE OF STRUCTURE:** 15' x 30' x 48" Deep  
**ESTIMATED COST:** existing **TYPE OF USE:** \_\_\_\_\_

**NON-REFUNDABLE APPL. FEE:** 175 PAID ON: 9/19/25 CHECK # CC RECEIPT #: 2025-01557  
**legalization** **BALANCE DUE:** 250 PAID ON: 9/19/25 CHECK # CC RECEIPT #: 2025-01558

**APPROVALS:**  
**ZONING ADMINISTRATOR:**  
 Approved  Denied Date: 9/27/25  
Barbara G... [Signature]  
Sean Barry [Signature]  
Signature of Applicant

**FIRE INSPECTOR:**  
 Approved  Denied Date: \_\_\_\_\_  
\_\_\_\_\_  
Signature of Building Inspector

Sean Barry  
Print Name or Company Name(if applicable)

# TOWN OF WAPPINGER PLOT PLAN

Building Permit # \_\_\_\_\_

Date 9/17/25

Address: 1 Lawlers Way

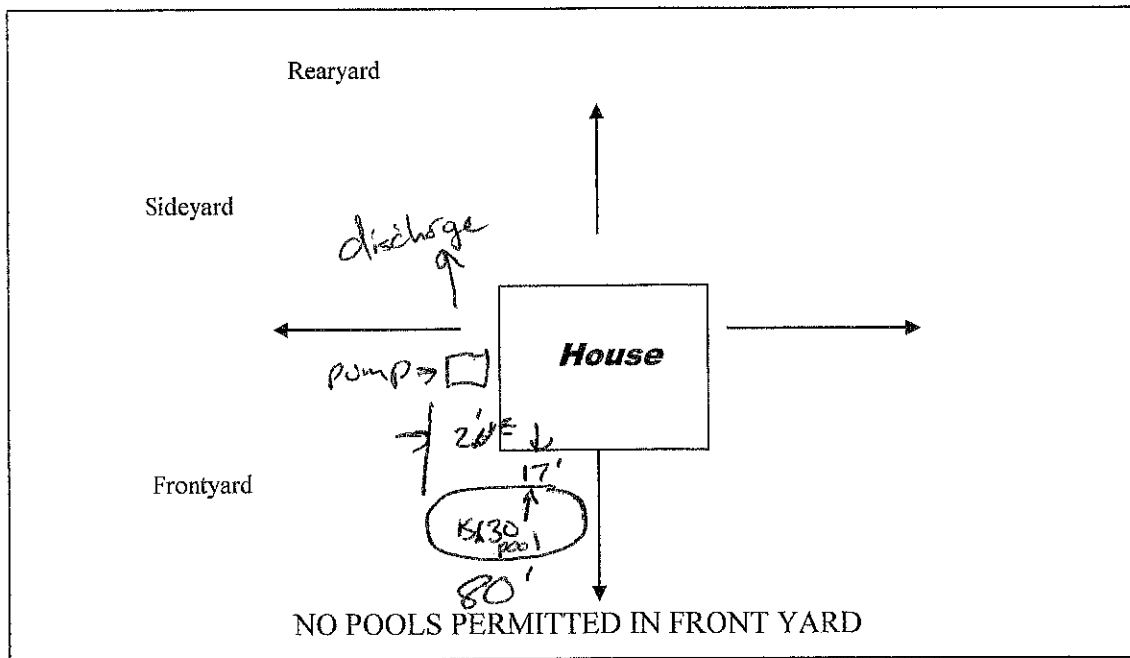
Interior/Corner Lot: *circle one*

Owner of Land Sean Barry

Zone: B20/40

**LIST ALL EXISTING STRUCTURES ON PROPERTY:** (ie: pool, shed, decks, detached garage)

1. House,



**REQUIRED:**

- Draw proposed and all existing structures on plot plan.
- Indicate Location Setbacks to both sides and rear property line (measurement in feet)
- Show location of mechanical equipment and filter system backwash discharge area

*Sean Barry*

SIGNATURE REQUIRED

Approved: / Rejected: *Andrea Platt*  
Zoning Administrator

Date: 9.29.25