

AGENDA as of October 16, 2025

Town of Wappinger Zoning Board of Appeals
MEETING DATE: October 28, 2025
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Roll Call

Acceptance of the Minutes from October 14, 2025

ADJOURNED PUBLIC HEARING:

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.

PUBLIC HEARING:

Appeal No.: 25-7862 (Area Variance)

Kevin White & Melissa Roe: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where 50 feet to the front yard property line is required, the applicant can provide 43.6 feet for the construction of a 24' x 24' new garage.

-Where no accessory structures are permitted in a front yard, the applicant is proposing to construct a new 24' x 24' garage, thus requesting a variance to allow in the front yard. The property is located at **67 Forest View Road** and is identified as **Tax Grid No.: 6256-02-800965** in the Town of Wappinger.

PUBLIC HEARING CONTINUES:

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.

Appeal No.: 25-7864 (Area Variance)

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

-Where **25 feet** to the left side yard property line is required, the applicant can provide **11.1 feet** for the demolition of an existing house and to rebuild a 2-story house, thus requesting a variance of **13.9 feet**.

-Where **50 feet** to the front yard property line is required, the applicant can provide **20.1 feet** for the demolition of an existing house and to rebuild a 2-story house, thus requesting a variance of **29.9 feet**.

The property is located at **112 Stonykill Road** and is identified as **Tax Grid No.: 6056-02-873710** in the Town of Wappinger.

MISCELANEOUS:

Vote on 2026 ZBA meeting dates