

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