

**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 **12<sup>th</sup> day of November, 2025** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Sections 240-37 and 240-107 (B) 2 (a) of the Zoning Law of the Town of Wappinger to consider the following area variance:

**Appeal No.: 25-7858 (Interpretation)**

**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.

**Appeal No.: 25-7849 (Use variance modification)**

Alternatively, the applicant requests a modification of the existing use variance granted on September 1, 2016 to modify the use to either personal storage or a mixed use of contractor storage/personal storage.

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.

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 28, 2025