

## AGENDA as of November 5, 2025

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: November 12, 2025**  
**TIME: 7:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappinger Falls, NY**

### **Pledge of Allegiance**

### **Roll Call**

### **Acceptance of the Minutes from October 28, 2025**

### **PUBLIC HEARING:**

#### **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.

### **DISCUSSION:**

#### **Appeal No.: 25-7865 (Area Variance)**

**Lisa & David Perantoni :** Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **3' 1"** for the construction of a 25' x 26' garage, thus requesting a variance of **16' 9"**. The property is located at **12 Dana Place** on .55 acres and is identified as **Tax Grid No.: 6158-02-905653** in the Town of Wappinger.