

AGENDA as November 24, 2025

Town of Wappinger Zoning Board of Appeals
MEETING DATE: November 25, 2025
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from November 12, 2025

PUBLIC HEARING:

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.

DISCUSSION:

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.

Appeal No.: 25-7866 (Area Variance)

Jessica & Jason Cafaldo: Seeking an area variance Section 240-37 of District Regulations in an R-40/80 Zoning District.

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **35 feet** for the installation of an inground pool, thus requesting a variance of **5 feet**. The property is located at **1 Red Hawk Hollow Road** on 1.02 acres and is identified as **Tax Grid No.: 6359-02-759645** in the Town of Wappinger.