

**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 10<sup>th</sup> day of February, 2026 at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 of the Zoning Law of the Town of Wappinger to consider the following area variance:

**Appeal No.: 26-7867 (Area Variance)**

**Gregory Garner**: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where 50 feet to the rear yard property line is required, the applicant can provide 31.8 feet for the construction of a 448 sf shed, thus requesting a variance of 18.2 feet.

The property is located at 46 Hillcrest Court on .92 acres and is identified as **Tax Grid No.: 6257-02-938852** 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  
                                 January 27, 2026