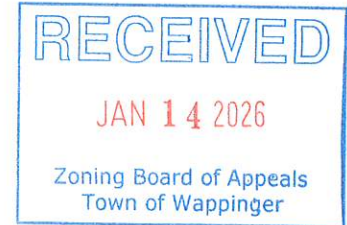


January 13, 2026

Town of Wappinger Zoning Board of Appeals
Chairman Lorenzini and Zoning Board Members
20 Middlebush Road
Wappingers Falls, NY 12590
Sent via email and hand delivery



Re: Garner Area Variance
Grid #6257-02-938852
R40 zoning district
Day|Stokosa Job No. 2025.483

Chairman Lorenzini and Zoning Board Members,

Included herein:

- 8 copies of the Area Variance application
- 8 copies of the Short EAF (including CRIS map)
- 8 copies of the Existing and Proposed Conditions plan
- 8 copies of the Survey
- 8 copies of the Architectural plans
- 1 check in the amount of \$375 from the applicant

The applicant / owner, Gregory Garner, would like to construct an accessory building (shed), within the 50' rear yard setback, in an area currently serving as a playground. We respectfully request to be placed on the next available Zoning Board agenda for discussion and setting a public hearing.

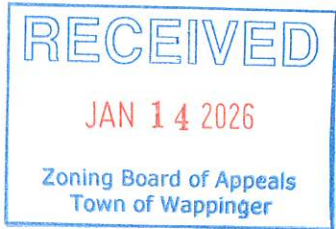
We look forward to discussing this project with the Board. If any additional information is required, please don't hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to be "Amy Bombardieri", with a long horizontal line extending to the right.

Amy Bombardieri
Cc: Client

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Application for an Area Variance

Appeal No.: 26-7867 Date: 1/15/26

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), Gregory Garner residing at 46 Hillcrest Court, 12590
, (phone) 845.204.0111, hereby,

appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated , and do hereby apply for an area variance(s).

Premises located at: 46 Hillcrest Court, 12590
Tax Grid No.: 135689-6257-02-938852
Zoning District: R40

1. Record Owner of Property:
Gregory Garner

Address: 46 Hillcrest Court, 12590
Phone Number: 845.204.0111
Owner Consent dated: 01.12.2026

Signature: [Signature]
Print Name: Gregory Garner

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240 Attachment 3, Schedule of Dimensional Regulations, Residential Districts

(Indicate Article, Section, Subsection and Paragraph)

Required: 50' rear yard

Applicant(s) can provide: 3.8' rear yard

Thus requesting: 18.2' rear yard variance

To allow: construction of a 480 sf accessory building (shed)

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

N/A

(Indicate Article, Section, Subsection and Paragraph)

Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

3. Reason for Appeal *(Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):*

A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

Granting variance will not impact the surrounding areas. The area is currently used for a playground area. The shed will replace the existing equipment.

B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

Without the variance the amount of disturbance and construction impact will be substantially greater than placing the shed in the currently level area

C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

Is not substantial. The 18.2 variance allows a 31.8' rear yard setback.

D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

Is not substantial. The 18.2 variance allows a 31.8' rear yard setback. There will be no removal of existing trees.

E. How did your need for an area variance(s) come about? Is your difficulty self-created? Please explain your answer in detail.

It is partially self created. Children have out grown the existing playground equipment and started driving. Garage storage will be used for additional cars requiring a shed for yard and home maintenance equipment. The chosen location has a gravel surface that has been in place for 10+ years and provides an optimal area to pour concrete for the shed's base. Utilizing this area will minimize disturbance.

F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.

Property is not unique.

4. List of attachments (*Check applicable information*)

- Survey dated: January 30, 2004, Last revised _____ and Prepared by: Robert V. Oswald, L.S.
- Plot Plan dated: January 12, 2026
- Photos
- Drawings dated: January 7, 2026
- Letter of Communication which resulted in application to the ZBA. (*e.g., recommendation from the Planning Board/Zoning Denial*)
Letter from: _____ Dated: _____
- Other (*Please list*): _____

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE: _____

(Appellant)

DATED: 01/13/26

SIGNATURE: _____

(If more than one Appellant)

DATED: _____

FOR OFFICE USE ONLY

1. THE REQUESTED VARIANCE(S) WILL / WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. YES / NO, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE IS (ARE) / IS (ARE) NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) IS ARE) NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) WILL / WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY IS / IS NOT SELF-CREATED.

CONCLUSION: THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS
 GRANTED DENIED

CONDITIONS / STIPULATIONS: The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

FINDINGS & FACTS ATTACHED.

DATED: _____

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK

BY: _____
(Chairman)

PRINT: _____

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 26-7867
Grid No.: 6257-02-938852

Date: 1/15/26
Zoning District: R40

Location of Project:
46 Hillcrest Court

Name of Applicant: Gregory Garner

Print name and phone number

Description of

Project: Construction of an accessory building (shed) within the 50'
rear yard setback. The proposed area is already disturbed
and has served as a playground area.

I, Gregory Garner, owner of the above land/site/building
hereby give permission for the Town of Wappinger to approve or deny the above application in
accordance with local and state codes and ordinances.

01.12.2026

Date

845.204.0111

Owner's Telephone Number

[Signature]
Owner's Signature

Gregory Garner

Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the dead.

Short Environmental Assessment Form

Part 1 - Project Information

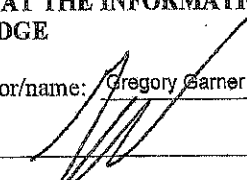
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Area Variance			
Project Location (describe, and attach a location map): 46 Hillcrest Court Town of Wappinger, Dutchess County, NY			
Brief Description of Proposed Action: Applicant would like to construct an accessory building (shed) within the 50' rear yard setback. The proposed area is already disturbed and has served as a playground area.			
Name of Applicant or Sponsor: Gregory Garner		Telephone: 845.204.0111 E-Mail: greggarnerdc@verizon.net	
Address: 43 Hillcrest Court			
City/PO: Wappingers Falls		State: NY	Zip Code: 12590
1. Does the proposed action <u>only</u> involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.9244 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.9244 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Shed not proposed to have running water	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Shed not proposed to have running water	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? CRIS map attached	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

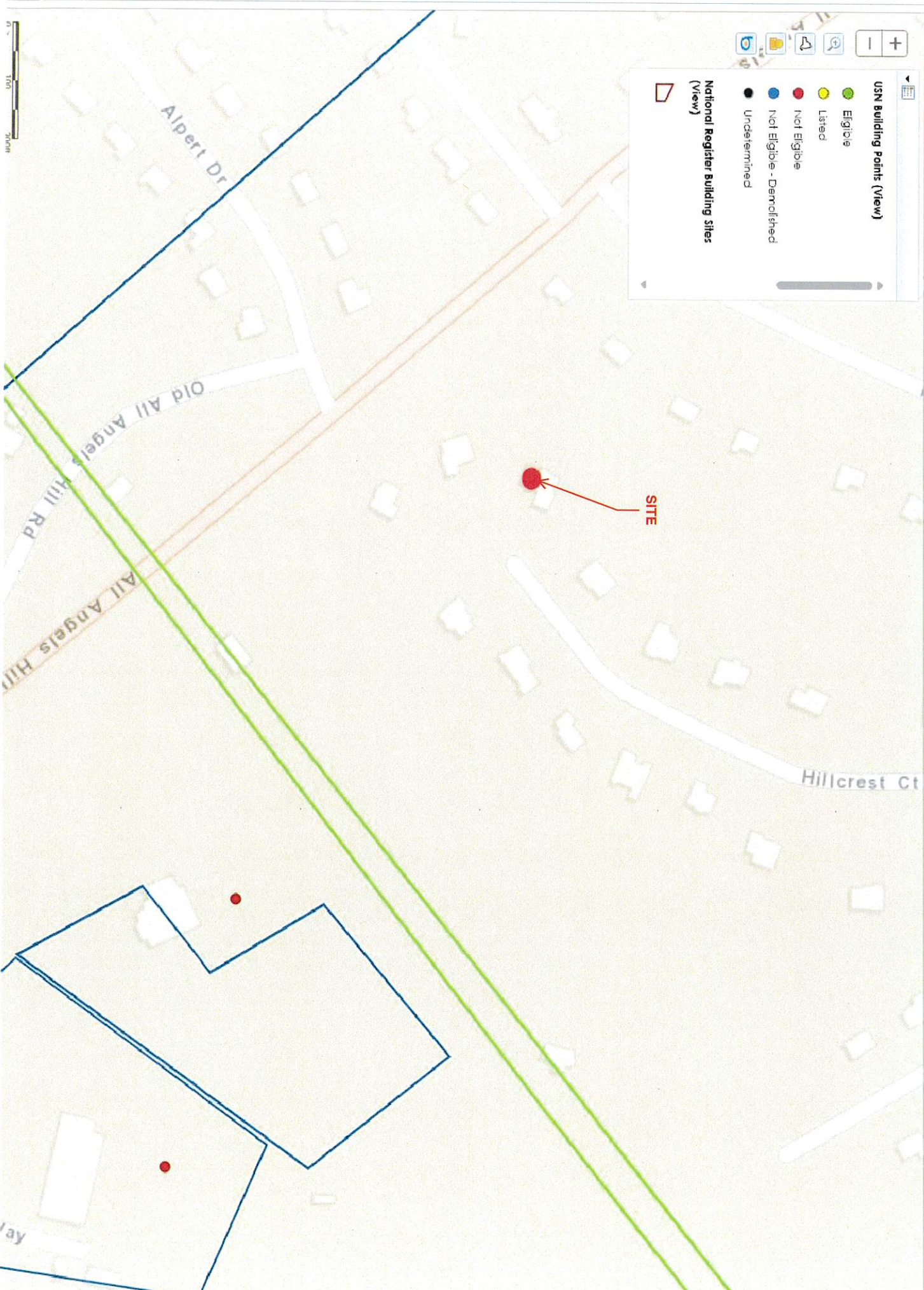
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat No tree removal is proposed	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Runoff will enter the existing on site swale	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Gregory Garner</u> Date: <u>01.12.2026</u> Signature:  Title: <u>Owner / Applicant</u>		

PRINT FORM

usn building points (View)

- Eligible
- Listed
- Not Eligible
- Not Eligible - Demolished
- Undetermined

National Register building sites (View)



Town of Wappinger
20 Middlebush Rd.
Wappingers Falls, NY 12590
(845) 297-6256

To: Garner, Gregory
46 Hillcrest Ct

SBL: 6257-02-938852-0000
Date of this Notice: 01/23/2026
Zone:
Application: 46397

For property located at: 46 Hillcrest Ct

Your application to:

SHED - 448 SQ FT SHED WITH ELECTRIC- Rear Yard **SHED MUST BE ON GRAVEL, CONCRETE SLAB OR PAVERS **CALL INTO OUR OFFICE FOR FINAL INSPECTION BY TOWN BUILDING INSPECTOR****

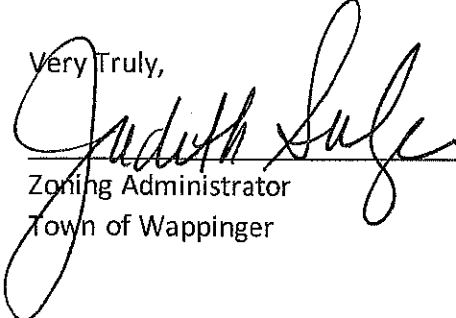
is denied for the following deficiency under Section **240-37** of the Zoning Laws of the Town of Wappinger.

SHED- Rear Yard - Where 50 ft to the Rear is the required setback, the applicant can provide 31.8' thus requiring a variance of 18.2'

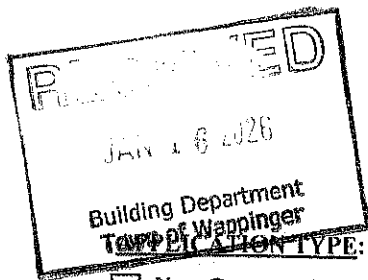
	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	<u>50</u> ft.	<u>31.8</u> ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.
FRONT YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.

You have the right to appeal this decision to the Zoning Board of Appeals within 60 days of the date of this letter. This Zoning Board of Appeals meets the second and fourth Tuesday of the month. The area variance appeal will require at least two meetings, one for discussion and one for a Public Hearing. The required forms can be obtained at this office or on our website at www.townofwappingerny.gov

Very Truly,



Zoning Administrator
Town of Wappinger



TOWN OF WAPPINGER BUILDING DEPARTMENT

20 Middlebush Road, Wappingers Falls, N.Y. 12590

telephone: 845-297-6256 fax: 845-297-0579

APPLICATION FOR BUILDING PERMIT

- APPLICATION TYPE:
- Residential
 - New Construction
 - Renovation/Alteration
 - Commercial
 - Multiple Dwelling

ZONE: R24 R40 DATE: 01-12-2026 1/22/2026
 APPL #: 46397 PERMIT # _____
 GRID: 6257-02-938852

APPLICANT NAME: Gregory Garner
 ADDRESS: 46 Hillcrest Court, W.F.
 TEL #: _____ CELL: 845.204.0111 FAX #: _____ E-MAIL: greggarnerdc@gmail.com

NAME OWNER OF BUILDING/LAND: Same
 PROJECT SITE ADDRESS: _____
 MAILING ADDRESS: _____
 TEL #: _____ CELL: _____ FAX #: _____ E-MAIL: _____

BUILDER/CONTRACTOR DOING WORK:
 COMPANY NAME: Myself
 ADDRESS: _____
 TEL #: _____ CELL: _____ FAX #: _____ E-MAIL: _____

DESIGN PROFESSIONAL NAME: Day|Stokosa Engineering
 TEL #: 845.227.3202 CELL: _____ FAX #: _____ E-MAIL: _____

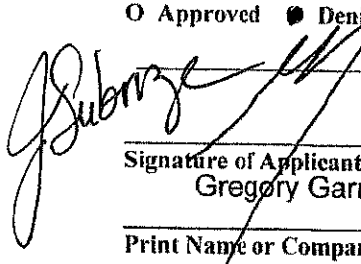
APPLICATION FOR: Shed 440 SF w/electric Rear yard

SETBACKS: FRONT: 136.9 REAR: 31.8 L-SIDEYARD: 135' R-SIDEYARD: 56.9
 SIZE OF STRUCTURE: 448 sf
 ESTIMATED COST: 8,000 TYPE OF USE: Storage

NON-REFUNDABLE APPL. FEE: 279.00 PAID ON: 1/22/26 CHECK # 14824 RECEIPT #: 2026-00075
 BALANCE DUE: _____ PAID ON: _____ CHECK # _____ RECEIPT #: _____

APPROVALS:
 ZONING ADMINISTRATOR:
 Approved Denied Date: 01.12.2026

FIRE INSPECTOR:
 Approved Denied Date: _____



 Signature of Applicant
 Gregory Garner

 Print Name or Company Name(if applicable)

 Signature of Building Inspector

TOWN OF WAPPINGER



BUILDING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590-0324
(845) 297-6256
FAX: (845) 297-0579

OWNER CONSENT FORM

BUILDING PERMIT # _____ APPLICATION # 46397

SITE LOCATION: 46 Hillcrest Court, W.F.

GRID: # 6257-02-938852

Name of APPLICANT/OWNER: Greg Garner

~ CERTIFICATION ~

NOTICE TO APPLICANTS: 240-109 Certificate of Occupancy

It shall be unlawful for a building owner to use or permit the use of any building or premises or part thereof hereafter created, erected, changed, converted or enlarged, wholly or partly, in its use or structure until a Certificate of Occupancy shall have been issued by the Building Inspector and/or Zoning Administrator.

I, Greg Garner, owner of the land/site/building hereby give my permission for the Town of Wappinger to approve or deny the attached application in accordance with local and state codes and ordinances. I understand that this permit will not be closed out unless all proper inspections are completed which can include the building inspector having access to the interior of my residence. If this permit is not closed before the expiration date it will remain as a violation on my property until it is closed out. After the expiration date the permit fee and application will have to be re-submitted in order to close out the permit. I understand that I am ultimately responsible for the closure of this permit.

FAILURE TO COMPLY MAY RESULT IN COURT PROCEEDINGS.

01.12.2026

Date

Owner's Telephone Number

[Signature]
Owner's Signature

Greg Garner

Print Name

46 Hillcrest Court

Print Owner's Address

FOR OFFICE USE ONLY

Code Enforcement Official: _____

SAVE COMPLETED FORM

TOWN OF WAPPINGER PLOT PLAN

Building Permit # _____

Date 01.12.2026

Address: 46 Hillcrest Court, W.F.

Interior/Corner Lot: *circle one*

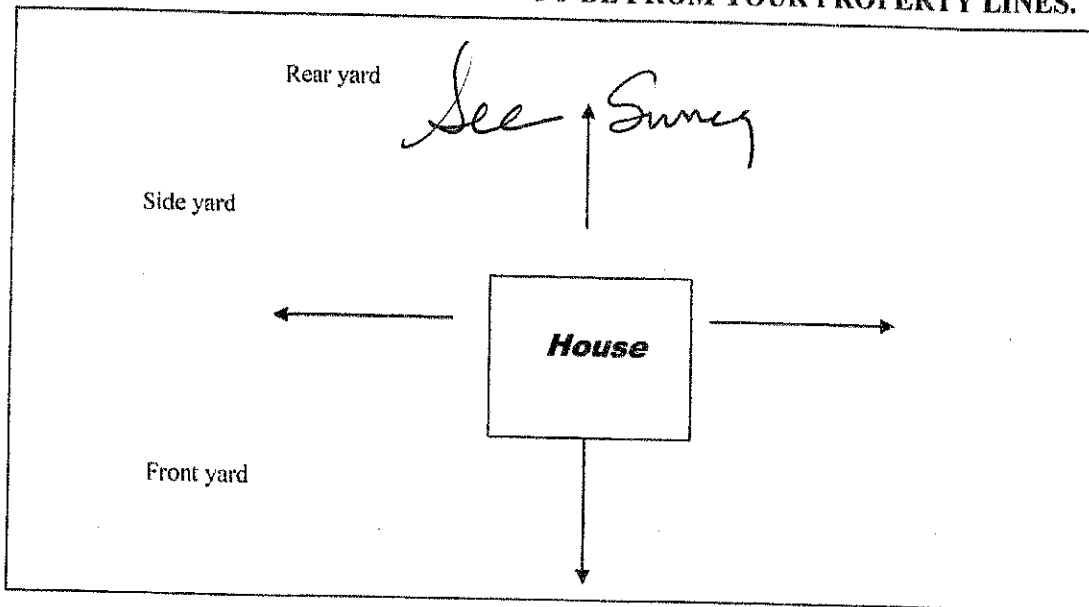
Owner of Land Greg Garner

Zone: R40

LIST ALL EXISTING STRUCTURES ON PROPERTY: (ie: Pool, shed, decks, detached garage)

1. House, pool house, pool, deck/porch

STRUCTURE MUST MEET REQUIRED SETBACKS. PLEASE CONTACT OUR OFFICE TO FIND OUT HOW FAR YOU NEED TO BE FROM YOUR PROPERTY LINES.



INSTRUCTIONS:

- Draw proposed location of structure on plot plan.
- Indicate location setbacks to both sides and rear property line (How far away is the structure from all property lines, measure in feet) Structure must meet setback requirements.

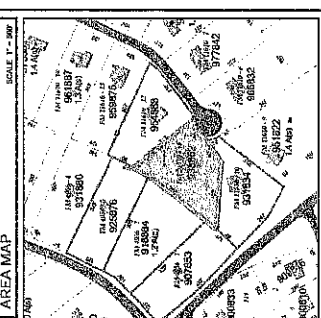
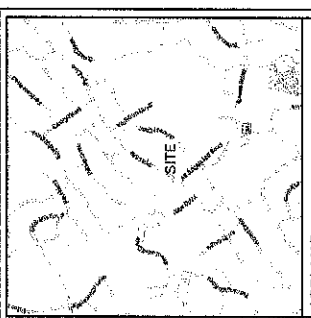
****Please contact our office to verify your setback requirements. ****

Approved:/Rejected: _____

[Signature]
Signature
[Signature]
Zoning Administrator

Date: 1/23/24

Pdf emailed
1/23/26

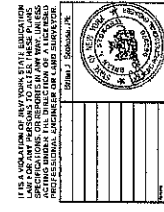
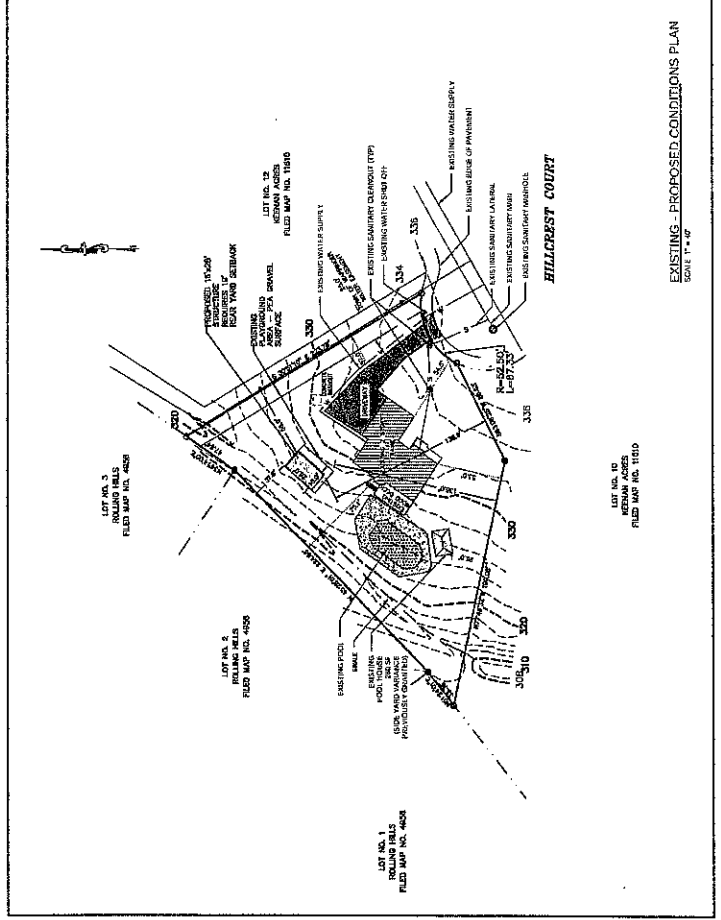
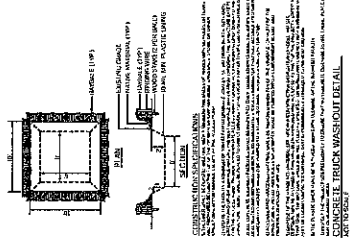


PARCEL INFORMATION

PROPERTY	OWNER	ADDRESS	APPLICANT
1234567890	JOHN DOE	1234567890	JOHN DOE
1234567890	JANE SMITH	1234567890	JANE SMITH
1234567890	BOB JONES	1234567890	BOB JONES
1234567890	ALICE BROWN	1234567890	ALICE BROWN
1234567890	CHARLIE GREEN	1234567890	CHARLIE GREEN
1234567890	DAVID BLACK	1234567890	DAVID BLACK
1234567890	EVE WHITE	1234567890	EVE WHITE
1234567890	FRANK GRAY	1234567890	FRANK GRAY
1234567890	GRACE HARRIS	1234567890	GRACE HARRIS
1234567890	HELEN KING	1234567890	HELEN KING
1234567890	IRVING LYNN	1234567890	IRVING LYNN
1234567890	JACK MURPHY	1234567890	JACK MURPHY
1234567890	KAREN NICHOLS	1234567890	KAREN NICHOLS
1234567890	LEON PERKINS	1234567890	LEON PERKINS
1234567890	MARY ROSS	1234567890	MARY ROSS
1234567890	NORM STEVENSON	1234567890	NORM STEVENSON
1234567890	OLIVE THOMAS	1234567890	OLIVE THOMAS
1234567890	PETER WATSON	1234567890	PETER WATSON
1234567890	REBECCA YOUNG	1234567890	REBECCA YOUNG
1234567890	STEPHEN ZIMMERMAN	1234567890	STEPHEN ZIMMERMAN
1234567890	TERESA ADAMS	1234567890	TERESA ADAMS
1234567890	WALTER BAKER	1234567890	WALTER BAKER
1234567890	XENIA COLE	1234567890	XENIA COLE
1234567890	YOUNG EVANS	1234567890	YOUNG EVANS
1234567890	ZACHARY FOSTER	1234567890	ZACHARY FOSTER

OWNER'S CONSENT
 I, THE UNDERSIGNED, DO HEREBY CONSENT TO THE PROPOSED USE OF MY PROPERTY AS SHOWN ON THE ABOVE MAP AND TO THE ISSUANCE OF A VARIANCE TO THE ZONING REGULATIONS OF THE TOWN OF WAPPINGER FOR THE PROPOSED USE OF MY PROPERTY AS SHOWN ON THE ABOVE MAP.

OWNER'S CONSENT
 I, THE UNDERSIGNED, DO HEREBY CONSENT TO THE PROPOSED USE OF MY PROPERTY AS SHOWN ON THE ABOVE MAP AND TO THE ISSUANCE OF A VARIANCE TO THE ZONING REGULATIONS OF THE TOWN OF WAPPINGER FOR THE PROPOSED USE OF MY PROPERTY AS SHOWN ON THE ABOVE MAP.



DAY STOKOSA
 ENGINEERING P.C.
 100 W. MAIN ST.
 WAPPINGER FALLS, NY 12590
 (845) 275-3332

OWNER/APPLICANT
 GREGORY GENSER
 46 HILLCREST COURT
 WAPPINGER FALLS, NY 12590

OWNER'S Consent Note
 I, THE UNDERSIGNED, DO HEREBY CONSENT TO THE PROPOSED USE OF MY PROPERTY AS SHOWN ON THE ABOVE MAP AND TO THE ISSUANCE OF A VARIANCE TO THE ZONING REGULATIONS OF THE TOWN OF WAPPINGER FOR THE PROPOSED USE OF MY PROPERTY AS SHOWN ON THE ABOVE MAP.

Town of Wappinger Zoning Board

OWNER

DATE

EXISTING - PROPOSED CONDITIONS PLAN
 SCALE 1" = 40'

LOT NO. 10
 KENAM ADRES
 FILED MAP NO. 1010

LOT NO. 2
 FILED MAP NO. 2000

LOT NO. 1
 ROLLING HILLS
 FILED MAP NO. 4000

LOT NO. 3
 ROLLING HILLS
 FILED MAP NO. 4000

TOWN OF WAPPINGER ZONING BOARD CHAIR