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TOWN OF WAPPINGER



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OCT 22 2025

Zoning Board of Appeals
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.: 25-7865

Date: 11-5-25

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

I (We), David and Lisa residing at 12 Dana Place,
(phone) 845-298-0866, hereby,
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 9-9-25, and do hereby apply for an area variance(s).

Premises located at: 12 Dana Place

Tax Grid No.: 6158-02-905653

Zoning District: R-20

1. Record Owner of Property:

Address: 12 Dana Place David and Lisa Perantoni
Phone Number: 845-298-0866
Owner Consent dated: 10/4/2025 Signature: David Perantoni
Print Name: David Perantoni

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.

Section 240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: 20'

Applicant(s) can provide: 31'

Thus requesting: 16'

To allow: for the construction of a 25' x 26' attached garage

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 25-4865

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.

(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.

Slightly less open space between houses

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.

Due to driveway placement it easier access having the garage door facing the street

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.

The corner of the garage is about 15 ft closer to property line

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.

No change. No existing access is blocked. Should be no drainage issues

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
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E. How did your need for an area variance(s) come about? Is your difficulty self-created? Please explain your answer in detail.

Need space for garage at end
of driveway

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

No, but original garage placement
required a sharp turn to enter as well
as ceiling height issues

4. List of attachments (Check applicable information)

Survey dated: Dec 2001, Last revised _____ and
Prepared by: Richard Berger.

Plot Plan dated: _____.

Photos

Drawings dated: _____.

Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: ZBA in 9/9/2025 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: Daniel J. Berger
(Appellant)

DATED: 10/4/2025

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: 25-7865

Date: 10/4/2025

Grid No.: 6158-02-905653

Zoning District: R-2D

Location of Project:

12 Dana Place

Name of Applicant: David Perantoni 845-298-0866

Print name and phone number

Description of Project: Attached garage with over attic storage

I David Perantoni, 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.

10/4/2025

David Perantoni

Owner's Signature

Date

845-298-0866

Owner's Telephone Number

David Perantoni

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 deed.

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			
<p>Name of Action or Project: <i>Attached garage at 12 Dana Place</i></p>			
<p>Project Location (describe, and attach a location map): <i>12 Dana Place</i></p>			
<p>Brief Description of Proposed Action: <i>Build 25 x 26 attached 2 car garage</i></p>			
<p>Name of Applicant or Sponsor: <i>David Perantonio</i></p>		<p>Telephone: <i>845-298-0866</i></p>	
		<p>E-Mail: <i>daveperantonio@gmail.com</i></p>	
<p>Address: <i>12 Dana Place</i></p>			
<p>City/PO: <i>Wappingers</i></p>		<p>State: <i>NY</i></p>	<p>Zip Code: <i>12590</i></p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>			
<p>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.</p>			
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency?</p>			
<p>If Yes, list agency(s) name and permit or approval: <input checked="" type="checkbox"/> <input type="checkbox"/></p>			
<p>3. a. Total acreage of the site of the proposed action? <i>25 x 26</i> acres <i>feet</i> <input type="checkbox"/></p>			
<p>b. Total acreage to be physically disturbed? _____ acres</p>			
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>.55</i> acres</p>			
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)</p>			
<p><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):</p>			
<p><input type="checkbox"/> Parkland</p>			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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: _____ _____	<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: _____ _____	<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: _____ _____	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	<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?	
<input checked="" type="checkbox"/> <input type="checkbox"/>	
16. Is the project site located in the 100-year flood plan?	
<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, <ul style="list-style-type: none"> 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: <hr/> <hr/> <hr/>	
<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: <hr/> <hr/>	
<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: <hr/> <hr/>	
<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: <hr/> <hr/>	
<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: _____ Date: _____	
Signature: _____ Title: _____	

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AUG 28 2025

Building Department
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

ZONE: R-20 DATE: 8/21/25

New Construction

Commercial

APPL #: 45961 PERMIT #

Renovation/Alteration Multiple Dwelling

GRID: 135689-6158-02-905653-0000

APPLICANT NAME: David Peranton

ADDRESS: 12 Dana Place

TEL #: 845-298-0866 CELL: 845-453-7081 FAX #: _____ E-MAIL: daveperanton@gmail.com

NAME OWNER OF BUILDING/LAND: David Peranton

*PROJECT SITE ADDRESS: 12 Dana Place

MAILING ADDRESS: 12 Dana Place

TEL #: _____ CELL: _____ FAX #: _____ E-MAIL: _____

BUILDER/CONTRACTOR DOING WORK:

COMPANY NAME: TBD- After variance

ADDRESS: Approval

TEL #: _____ CELL: _____ FAX #: _____ E-MAIL: _____

DESIGN PROFESSIONAL NAME:

TEL #: _____ CELL: _____ FAX #: _____ E-MAIL: _____

APPLICATION FOR: Preliminary application for
Attached garage 25 x 20 Garage

SETBACKS: FRONT: _____ REAR: _____ L-SIDEYARD: _____ R-SIDEYARD: _____

SIZE OF STRUCTURE: 1000 Sq. ft 650 sf (per plans) (CV)

ESTIMATED COST: 50,000 TYPE OF USE: To house cars with

NON-REFUNDABLE APPL. FEE: 150 PAID ON: 9/3/05 CHECK #: 2435 RECEIPT #: 2025-01455

BALANCE DUE: _____ PAID ON: _____ CHECK #: _____ RECEIPT #: _____

APPROVALS:

ZONING ADMINISTRATOR:

Approved Denied Date: 9/9/05

Barbara Phelps
Janice Pachio

Signature of Applicant

FIRE INSPECTOR:

Approved Denied Date: _____

Signature of Building Inspector

TOWN OF WAPPINGER PLOT PLAN

Building Permit #_____

Date_____

Address: 12 Dana Place

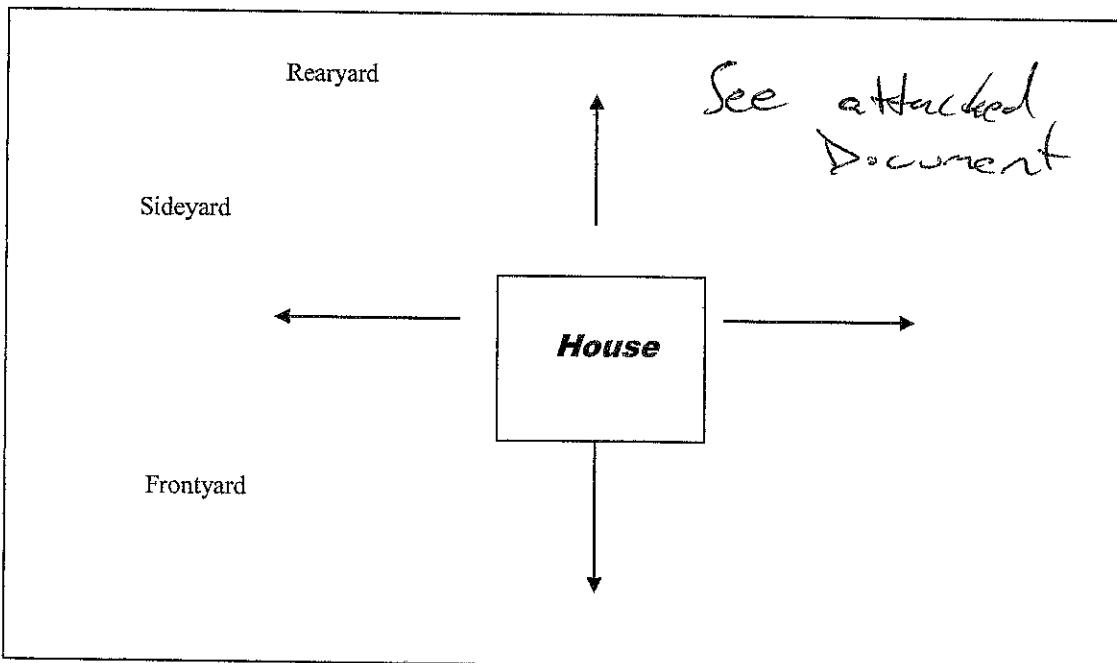
Interior/Corner Lot: *circle one*

Owner of Land David Petantonio

Zone: R-20

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

1. House, _____



Draw proposed structure on plot plan.

Indicate Location Setbacks to both sides and rear property line measurement of structure you are applying for.

David Petantonio

Signature

Approved:/Rejected: _____

Date: _____

Zoning Administrator

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

To: Perantoni, David
12 Dana Pl

SBL: 6158-02-905653-0000
Date of this Notice: 09/09/2025

Zone:

Application: 45961

For property located at: 12 Dana Pl

Your application to: **20**

**GARAGE NEW ATTACHED 25' x 26' ATTACHED GARAGE WITH STAIRS, UNFINISHED ATTIC SPACE FOR
STORAGE ONLY**

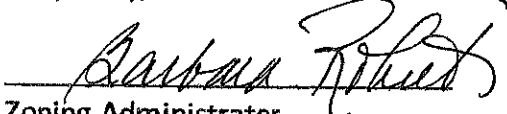
is denied for the following deficiency under Section 240-37 of the Zoning Laws of the Town of Wappinger.

Where 20 feet to the side property line is required, the applicant can provide **9'7"** for a new garage with outside stairs.

	R E Q U I R E D:	W H A T Y O U C A N P R O V I D E:
REAR YARD:	ft.	ft.
SIDE YARD (LEFT):	20 ft.	9'7" 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