

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 **10th day of March, 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.: 26-7868 (Area Variance)

7 Brew Coffee: Seeking an area variance Section 240-37 of District Regulations in an SC Zoning District.

-Where **75 feet** to the front yard property line is required to a State or County Road, the applicant can provide **31.8 feet** for the construction of a 510 sf., prefabricated building and canopy with necessary drive-thru circulation, thus requesting a variance of **43.2 feet**.

The property is located at **1506 Route 9** on 0.74 acres and is identified as **Tax Grid No.: 6157-02-653974** 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
February 13, 2026