

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 **25th day of August, 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.: 26-7874 (Area Variance)

Theodore Molinari: Seeking an area variance Section 240-37 of District Regulations in an R-80 Zoning District.

-Where **40 feet** to the side yard (right) property line is required, the applicant can provide **25.1 feet** for the legalization of 12' x 18' shed, thus requesting a variance of **14.9 feet**.

-Where no accessory structure is permitted in a front yard, the applicant put a shed in the front yard, thus requesting a variance to allow the shed to remain.

The property is located at **40 Paulette Lane** on 1.26 acres and is identified as **Tax Grid No.: 6359-04-990167** 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
July 22, 2026