

**TOWN OF WAPPINGER
AREA VARIANCE(S) APPLICATION**

**APPLICATION TO ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK**

Appeal # 26-7874
Date: 7/6/2026
Fee: \$375
Escrow: /

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

I (We) Theodore Molinari, of

40 Paulette Lane Wappingers Falls NY 12590, 914-424-6974
(Mailing Address) (Tel. Nos. Home/Work)

**HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE
DECISION/ACTION OF THE ZONING ADMINISTRATOR, DATED June 23, 2026
AND DO HEREBY APPLY FOR AN AREA VARIANCE(S).**

Premises located at 40 Paulette Lane Wappingers Falls, NY 12590
(Address of Property)

(Grid Nos.)

(Zoning District)

1. **RECORD OWNER OF PROPERTY** Theodore Molinari

40 Paulette Lane, Wappingers Falls NY 12590 (Name)
914-424-6974
(Address) (Phone Number)

OWNER CONSENT: Dated: 7/6/2026 Signature: Theodore R Molinari Jr
Printed: Theodore R Molinari Jr

THE APPLICANTS APPEAL, AS PERMITTED BY STATE LAW, CONCERNS THE
FOLLOWING:

☐ DENIAL OF A BUILDING PERMIT – NEW STRUCTURE
☒ DENIAL OF A BUILDING PERMIT - TO CURE A VIOLATION
☐ TOWN OF WAPPINGER PLANNING BOARD

VARIANCE REQUESTED FOR THE CONSTRUCTION OF: N/A

VARIANCE REQUESTED FOR THE LEGALIZATION OF: SHED

DATE OF ZONING ENFORCEMENT LETTER: June 23, 2026

STATE THE REASON YOU ARE APPLYING FOR THE VARIANCE(S):

To legalize Shed in yard.

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 ORDINANCE.
240-37

(Indicate Article, Section, Subsection and Paragraph)

REQUIRED: 40 Feet (Right) Side

REQUIRED SETBACK: 40 Feet (Right)

APPLICANT(S) CAN PROVIDE: 25.1 Feet

THUS REQUESTING A VARIANCE OF: 14.9 Feet

TO ALLOW: Legalization of 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 ORDINANCE.

(Indicate Article, Section, Subsection and Paragraph)

REQUIRED SETBACK: _____

APPLICANT(S) CAN PROVIDE: _____

THUS REQUESTING A VARIANCE OF: _____

TO ALLOW: _____

VARIANCE NO. 3

I (WE) HEREBY APPLY TO THE ZONING BOARD OF APPEALS FOR A VARIANCE(S) OF THE FOLLOWING REQUIREMENTS OF THE ZONING ORDINANCE.

(Indicate Article, Section, Subsection and Paragraph)

REQUIRED SETBACK: _____

APPLICANT(S) CAN PROVIDE: _____

THUS REQUESTING A VARIANCE OF: _____

TO ALLOW: _____

****SEE ATTACHED SURVEY ****

APPEAL CONCERNS THE FOLLOWING PROPERTY - RESIDENTIAL PROPERTIES ONLY

ENTIRE SECTION MUST BE COMPLETED

STRUCTURES UNDER 144 SF, REQUIRE ONLY 10 FT TO THE SIDE AND REAR PROPERTY LINES

Zoning District:	Minimum allowed by Town Code	Current Setback	New Setback	Variance Required
Front Yard Setback (R-10, 25 ft) (R-15 & R-20 - 35 ft) (R-40 & R-80, 50ft.) (R3-A, 75 ft) (R-5A - 100ft.) (RMF-3 & RMF-5, 50 ft.) STATE OR COUNTY ROADS REQUIRE A 75 FT FRONT SETBACK IN ALL DISTRICTS	ft.	ft. in.	ft. in.	ft. in.
Rear Yard Setback (R-10, 25 ft) (R-15, 30ft) (R-20 - 40 ft) (R-40 & R-80, 50ft.) (R3-A, 50 ft) (R-5A - 100 ft.) (RMF-3 & RMF-5, 50 ft.)	_____ ft.	__ ft. __ in.	__ ft. __ in.	__ ft. __ in.
Side Yard Setback (R-10, 12 ft) (R-15, 15 ft) (R-20, 20 ft) (R-40, 25 ft) (R-80, 40 ft.) (R3-A, 50 ft) (R-5A, 50 ft.) (RMF-3, 50 ft.) (RMF-5, 25 ft.)	_____ ft	__ ft. __ in	__ ft. __ in	__ ft. __ in
Maximum building coverage (R-10, 25%) (R-15, 20%) (R-20, 15%) (R-40, 12%) (R-80, 10%) (R3-A, 7%) (R-5A, 5%) (RMF-3, 30%.) (RMF-5, 45%)	_____ %	_____ %	_____ %	_____ %

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 UNDESIRABLE OR A DETRIMENT TO THE NEIGHBORHOOD? PLEASE EXPLAIN YOUR ANSWER IN DETAIL.

Granting this variance will not change the character of the neighborhood or nearby properties.

The shed is an existing structure that is located in the rear yard and is screened from view.

It has been in place without creating any issues or impacting neighboring properties.

The variance simply allows the existing shed to remain in its current location

and will not create any undesirable conditions or detriment to the neighborhood.

- 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.

The variance is needed because a recent survey completed during the sale of the property

revealed that the existing shed is located a few feet closer to the side property line

than permitted by current zoning regulations. There is no practical alternative to achieve the same result

without removing or relocating the shed, which would create an unnecessary financial burden for an

otherwise compliant and well maintained accessory structure.

- 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 requested variance is minimal. The shed encroaches only a few feet into the required side

yard setback. Given the small nature of the encroachment, the location of the shed in the rear yard

and the lack of any impact on neighboring properties, the requested variance is

not considered substantial.

- 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. Granting the variance will not have any impact on the physical or environmental conditions of the neighborhood.

The shed is an existing structure, and no new construction, grading, tree removal

or changes to drainage or stormwater runoff are proposed. The variance simply recognizes

the existing location of the shed.

E. HOW DID YOUR NEED FOR AN AREA VARIANCE(S) COME ABOUT? IS YOUR DIFFICULTY SELF-CREATED? PLEASE EXPLAIN YOUR ANSWER IN DETAIL.

The need for the variance came about when a survey was completed as part of the sale of the property and revealed that the existing shed is located slightly within the required side yard setback. The owners are not seeking to construct a new building or expand the existing shed. The variance is requested solely to legalize the existing condition so the property sale can proceed. While the encroachment is technically associated with the placement of the shed, the current owners are simply seeking to resolve the issue in a practical manner.

Property within 500' of any of the following? If so, they are to be notified.

- ☐ Town of Fishkill ☐ Town of Poughkeepsie ☐ Town of East Fishkill
☐ Village of Wappinger ☐ Town of LaGrange
☐ State or County Road (Rt 9, Rt 9D, Rt 376,
DC Route 28, DC Rt 92, DC Rt 93, DC Rt 94,
DC Rt 104 and DC Rt 1

4. LIST OF ATTACHMENTS (Check applicable information)

- ☒ SURVEY DATED 6/15/2026, LAST REVISED 6/15/2026 AND
PREPARED BY Robert V. Oswald.
☐ 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 Judith Subrize DATED: 6/23/2026
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 Theodore Molinari DATED: 7.03.22
(Appellant)

SIGNATURE _____ DATED: _____
(If more than one Appellant)

.....
.....

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

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)** / () **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
BE
() GRANTED () DENIED.

Reasons: _____

The ZBA further finds that a variance of _____ from Section of the Zoning Code _____ is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community because:

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the following reasons:

Condition No. 1. _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

() FINDINGS & FACTS ATTACHED.

DATED: _____

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK

BY: _____
(Chairman)

PRINT: _____

RECORD OF VOTE

	MEMBER NAME	AYE	NAY
Chair	John Lorenzini	_____	_____
Co-Chair	David Barr	_____	_____
Member	Tom DellaCorte	_____	_____
Member	Don Denardo	_____	_____
Member	Christopher Hernandez	_____	_____

TOWN OF WAPPINGER
ZONING BOARD OF APPEALS
OWNER'S CONSENT
AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }
County of Dutchess } ss:

Theodore Molinari being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Zoning Board of Appeals approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize myself, Theodore Molinari and AnnaMarie Croniser, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Zoning Board of Appeals action.
4. That I/we understand that by submitting this application I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the
6. Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Zoning Board of Appeals, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Wappinger, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
7. That I/we understand that the Zoning Board of Appeals intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Theodore R. Molinari Jr.
Applicant/Owner

Applicant/Owner

[Signature]
Notary Public

Sworn to before me this
8th day of July 2026

ANNAMARIE CRONISER
Notary Public, State of New York
No. 01686138659
Qualified in Dutchess County
Commission Expires 12-27-2017

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

Theodore & Mary Beth Molinari
40 Paulette Ln
Wappingers Falls, NY

SBL: 6359-04-990167-0000
Date of this Notice: 06/23/2026
Zone: R 80
Application: 46737

For property located at: 40 Paulette Ln

Your application to:

LEGALIZE A 12x18 SHED WITH ELECTRIC

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

Denied

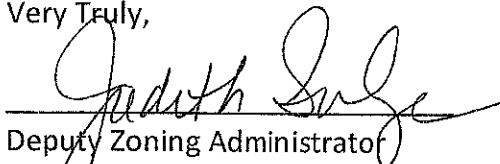
Where 40 Feet to the side is required, the applicant can provide 25.1'

This property is unique in that it has two front yards, 1 rear yard and 1 side yard.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	_____ ft.	_____ ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	<u>40</u> ft.	<u>25.1</u> 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,


Deputy Zoning Administrator
Town of Wappinger

RECEIVED

MAY 08 2026

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
☐ New Construction ☐ Commercial
☐ Renovation/Alteration ☐ Multiple Dwelling

ZONE: R-80 DATE: 5-7-2026 5/8/2026
APPL #: 46737 PERMIT #
GRID: 89/6359-04-990167.0000

APPLICANT NAME: Theodore Molinari
ADDRESS: 40 Paulette Lane Wappingers Falls N.Y. 12590
TEL #: 845 592 1947 CELL: 914 424 6974 FAX #: E-MAIL: TMolinari44@gmail.com

NAME OWNER OF BUILDING/LAND: Theodore Molinari
PROJECT SITE ADDRESS: 40 Paulette Ln. Wappingers Falls
MAILING ADDRESS: Same
TEL #: 845 592-1947 CELL: 914 424 6974 FAX #: E-MAIL: TMolinari44@gmail.com

BUILDER/CONTRACTOR DOING WORK:
COMPANY NAME:

N/A - existing (H)

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

DESIGN PROFESSIONAL NAME:
TEL #: CELL: FAX #: E-MAIL:

APPLICATION FOR: Sited on Property, Shed size is
12' wide & 18' Deep. With electric

Legalization (H)

SETBACKS: FRONT: 110' REAR: 35' L-SIDEYARD: R-SIDEYARD: 30'
SIZE OF STRUCTURE: 12' WIDE 18' Deep
ESTIMATED COST: 3500.00 TYPE OF USE: STORAGE

NON-REFUNDABLE APPL. FEE: \$186.40 PAID ON: 5/8/26 CHECK # CC RECEIPT #: 2026-00572
BALANCE DUE: PAID ON: CHECK # RECEIPT #:

APPROVALS:

ZONING ADMINISTRATOR:

☐ Approved ☒ Denied Date: 6/23/26

Judith Siegel

Theodore Molinari
Signature of Applicant

Theodore Molinari
Print Name or Company Name(if applicable)

FIRE INSPECTOR:

☐ Approved ☐ Denied Date:

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 # 46737
SITE LOCATION: 40 Pawlette Lane, W.F.
GRID: # 89/6359-04.990167.0000
Name of APPLICANT/OWNER: Theodore R Molinari

~ 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, Theodore R Molinari, 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.

5.7.2025
Date
914 424.6974
Owner's Telephone Number

Theodore R Molinari
Owner's Signature
Theodore R Molinari
Print Name
40 Pawlette Lane Wappingers Falls NY
Print Owner's Address

FOR OFFICE USE ONLY

Code Enforcement Official: _____

SAVE COMPLETED FORM

TOWN OF WAPPINGER PLOT PLAN

Building Permit # _____

Date May 5, 2026

Address: 40 Paulette Ln Wappingers Falls NY Interior/Corner Lot: circle one

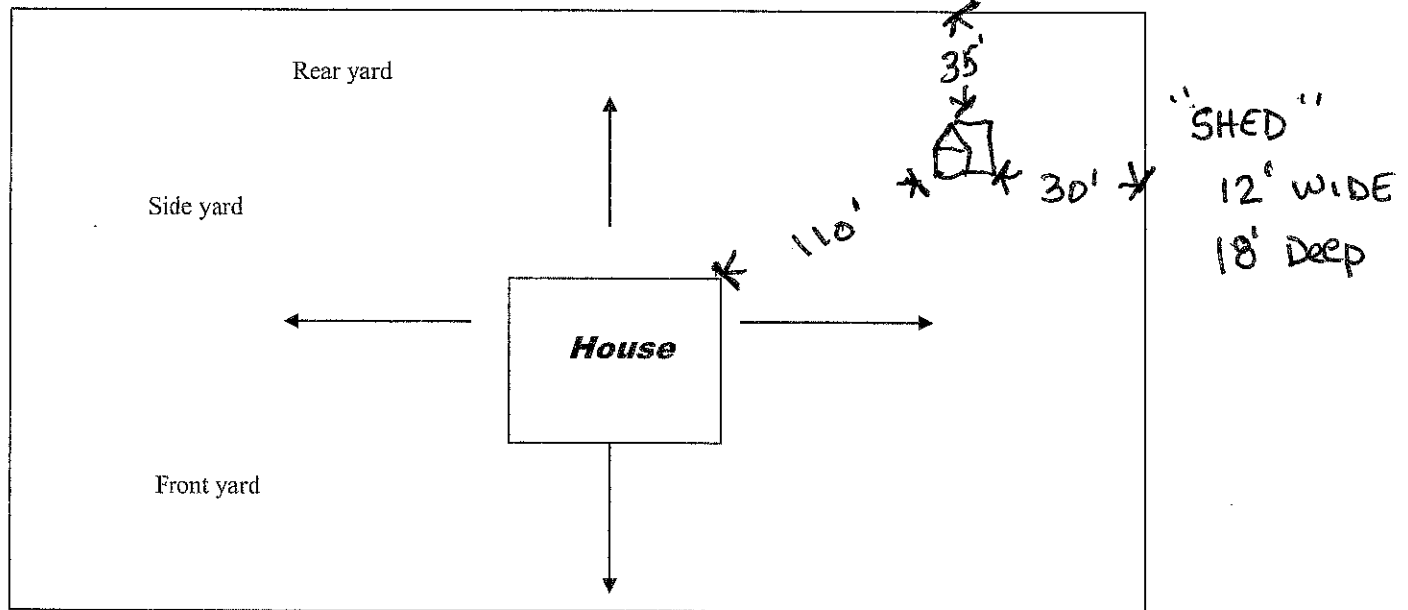
Owner of Land Theodore Molinari

Zone: R-80

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

1. House,

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. ****

Theodore Molinari
Signature

Approved:/Rejected: _____

Date: _____

Zoning Administrator

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			
Theodore Molinari / AnnaMarie Croniser			
Name of Action or Project: Theodore Molinari - Variance for Shed			
Project Location (describe, and attach a location map): 40 Paulette Lane, Wappingers Falls, NY 12590			
Brief Description of Proposed Action: Legalization of existing Shed.			
Name of Applicant or Sponsor: Theodore Molinari / AnnaMarie Croniser		Telephone: 914-424-6974 / 845-568-7484 E-Mail: acroniser@houllhanlawrence.com	
Address: 40 Paulette Lane			
City/PO: Wappingers Falls		State: NY	Zip Code: 12590
1. Does the proposed action only 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 ☒	YES ☐
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): N/A ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☒	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☒	☐	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	☒	☐

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
	☒	☐

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
	☒	☐

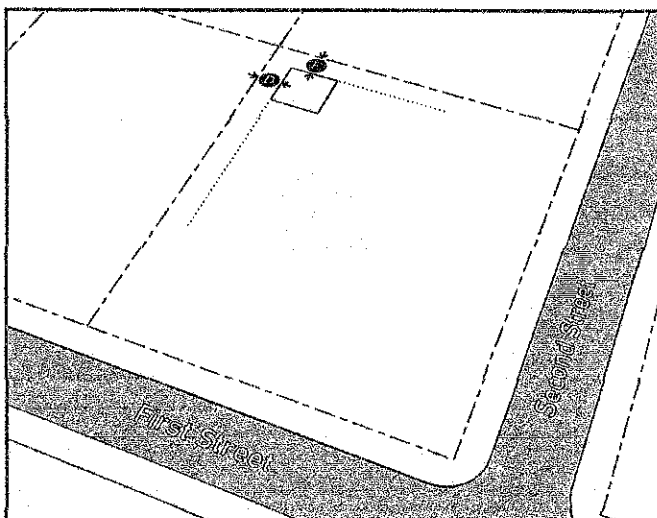
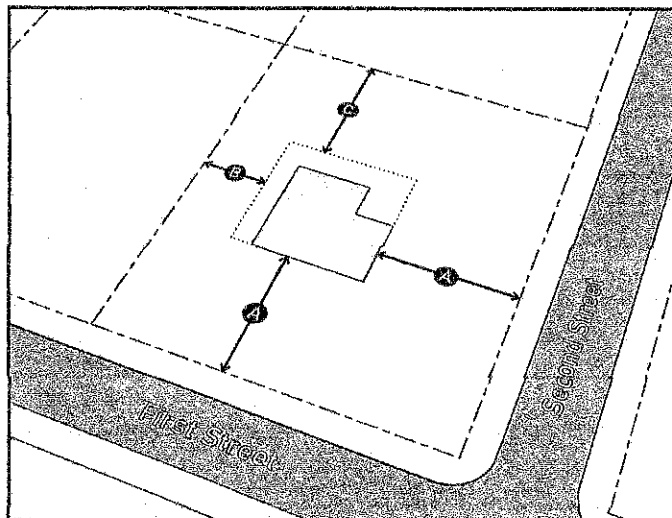
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Theodore R. Molinari Jr.</u> Date: <u>7.08.26</u>		
Signature: <u>Theodore R. Molinari Jr.</u> Title: <u>Home Owner</u>		

R-40 One-Family Residence District

Building Placement and Composition

CORNER LOT



PRIMARY BUILDING SETBACKS

A Front yard from front line of street [min]	50'
B Side yard [min]	25'
C Rear yard [min]	50'

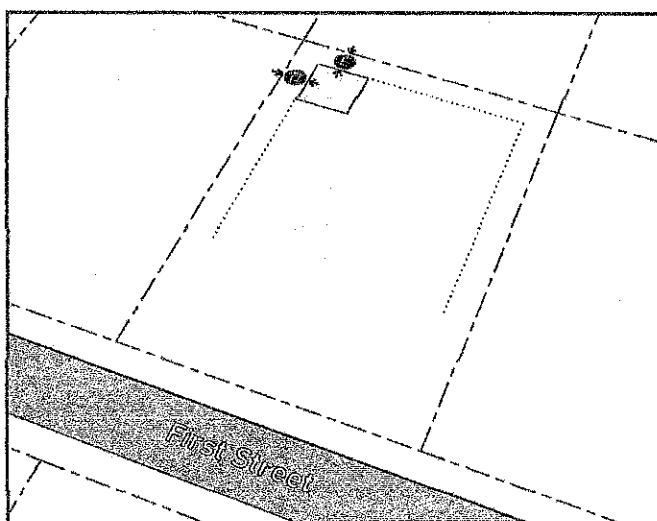
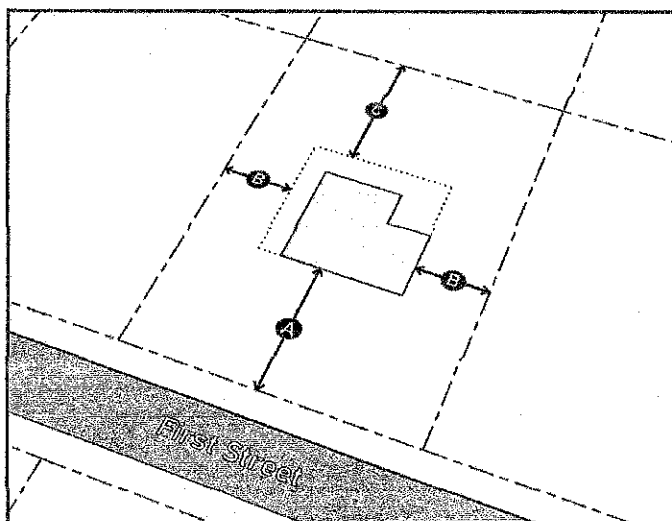
ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 144 sq.ft.

D Side yard [min]	10'
E Rear yard [min]	10'

Notes • For a Corner Lot, the back yard and side yard can be determined by the Owner in consultation with the building department. This decision is then formalized by the placement of an accessory structure such as a shed, garage, pool, etc.
• Accessory structures above this size must comply with the primary structure setback requirements.

INTERIOR LOT



PRIMARY BUILDING SETBACKS

A Front yard from front line of street [min]	50'
B Side yard [min]	25'
C Rear yard [min]	50'

ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 144 sq.ft.

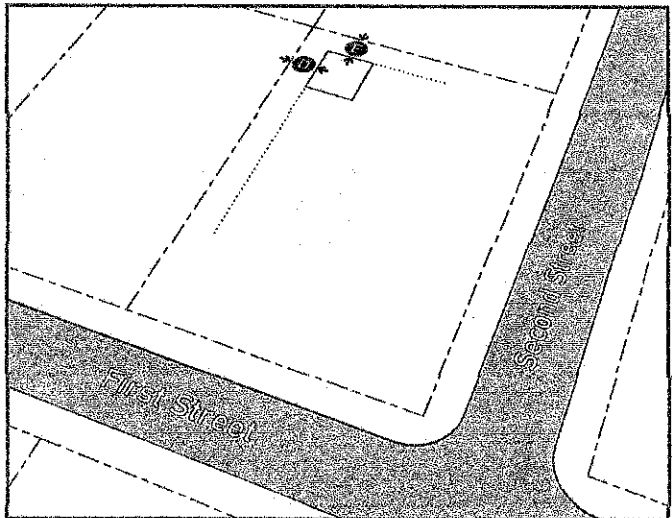
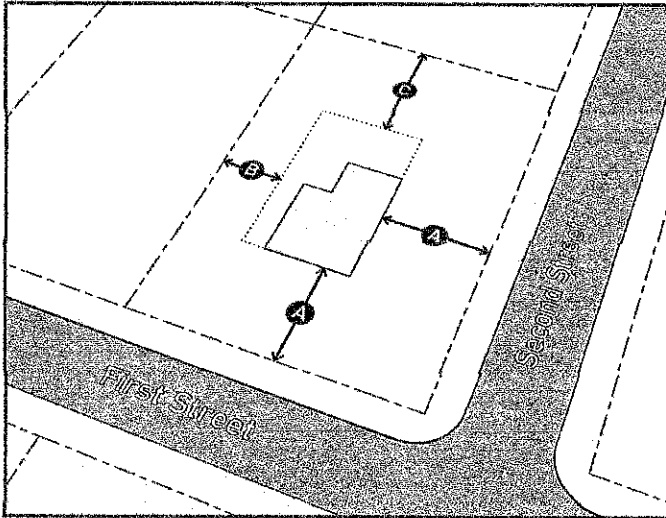
D Side yard [min]	10'
E Rear yard [min]	10'

Note • Accessory structures above this size must comply with the primary structure setback requirements.

R-20 One-Family Residence District

Building Placement and Composition

CORNER LOT



PRIMARY BUILDING SETBACKS

A Front yard from front line of street [min]	35'
B Side yard [min]	20'
C Rear yard [min]	40'

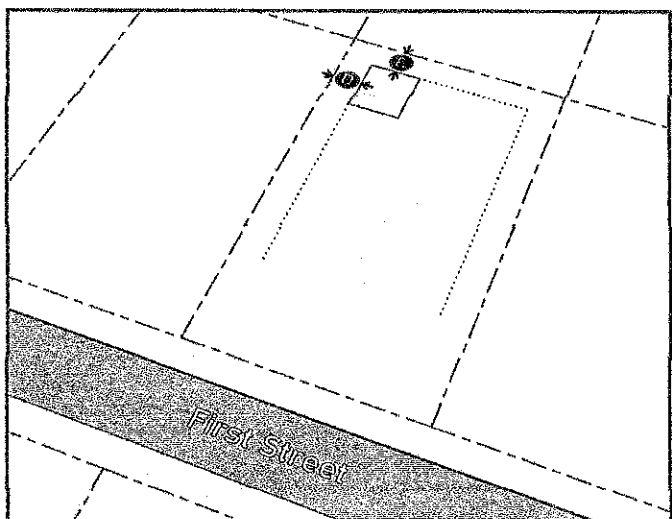
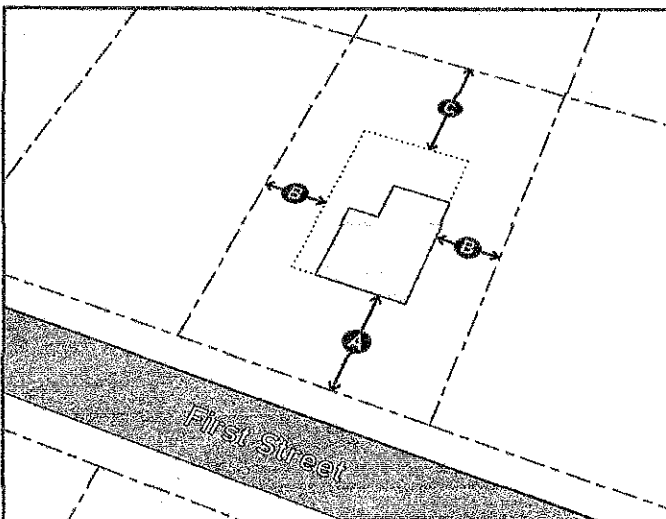
ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 144 sq.ft.

D Side yard [min]	10'
E Rear yard [min]	10'

Notes • For a Corner Lot, the back yard and side yard can be determined by the Owner in consultation with the building department. This decision is then formalized by the placement of an accessory structure such as a shed, garage, pool, etc.
• Accessory structures above this size must comply with the primary structure setback requirements.

INTERIOR LOT



PRIMARY BUILDING SETBACKS

A Front yard from front line of street [min]	35'
B Side yard [min]	20'
C Rear yard [min]	40'

ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 144 sq.ft.

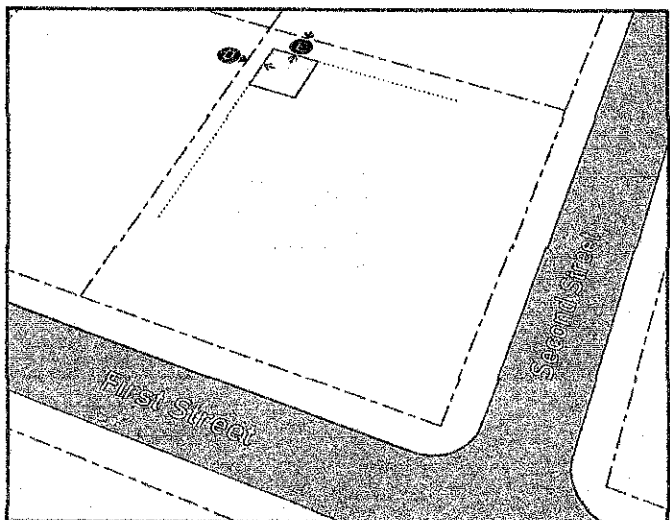
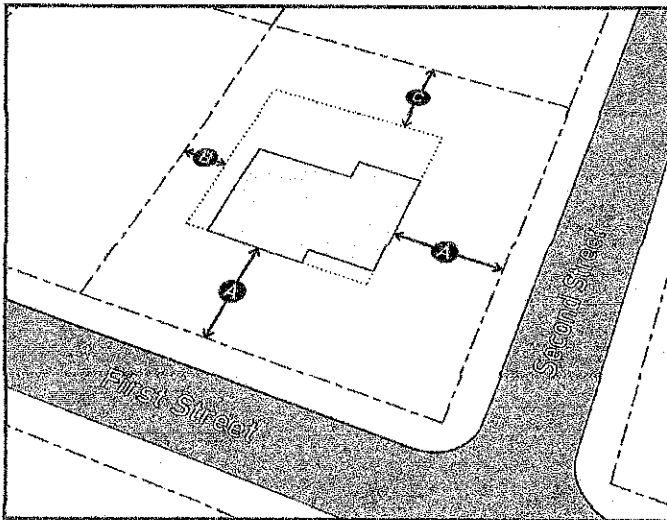
D Side yard [min]	10'
E Rear yard [min]	10'

Note • Accessory structures above this size must comply with the primary structure setback requirements.

R-15 One-Family Residence District

Building Placement and Composition

CORNER LOT



PRIMARY BUILDING SETBACKS

A Front yard from front line of street [min]	35'
B Side yard [min]	15'
C Rear yard [min]	30'

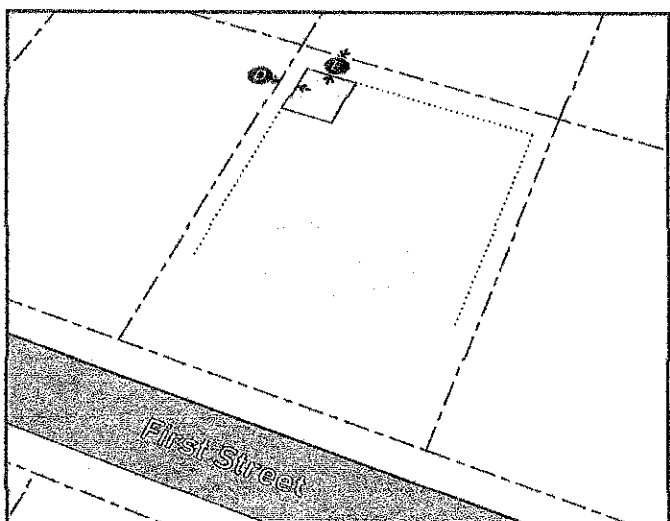
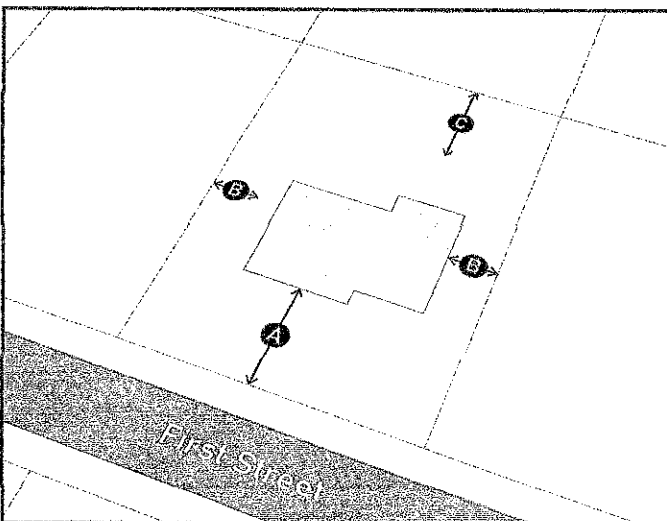
ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 144 sq.ft.

D Side yard [min]	6'
E Rear yard [min]	10'

Notes • For a Corner Lot, the back yard and side yard can be determined by the Owner in consultation with the building department. This decision is then formalized by the placement of an accessory structure such as a shed, garage, pool, etc.
• Accessory structures above this size must comply with the primary structure setback requirements.

INTERIOR LOT



PRIMARY BUILDING SETBACKS

A Front yard from front line of street [min]	35'
B Side yard [min]	15'
C Rear yard [min]	30'

ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 144 sq.ft.

D Side yard [min]	6'
E Rear yard [min]	10'

Note • Accessory structures above this size must comply with the primary structure setback requirements.