

RECEIVED

AUG 10 2026

Zoning Board of Appeals
Town of Wappinger

TOWN OF WAPPINGER
AREA VARIANCE(S) APPLICATION

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

Appeal # 26-7877
Date: 8-10-26
Fee: \$375.00
Escrow: /

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

I (We) Valentin Fuhrer, of
(Name of Appellant(s))
22 SCOTSE RD Wappingers Falls, NY 914-473-4509
(Mailing Address) (Tel. Nos. Home/Work)

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE
DECISION/ACTION OF THE ZONING ADMINISTRATOR, DATED August 5th, 2026
AND DO HEREBY APPLY FOR AN AREA VARIANCE(S).

Premises located at 22 SCOTSE Rd
(Address of Property)

(Grid Nos.)

(Zoning District)

1. RECORD OWNER OF PROPERTY Valentin Fuhrer
(Name)
22 SCOTSE Rd Wappingers Falls, NY 914-473-4509
(Address) (Phone Number)

OWNER CONSENT: Dated: 8/5/2026 Signature: Valentin Fuhrer

Printed: VALENTIN FUHRER

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: Deck

VARIANCE REQUESTED FOR THE LEGALIZATION OF: set back below code

DATE OF ZONING ENFORCEMENT LETTER: 8/4/2026

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

To allow deck to be construction w/a
rear setback of @ 41 feet where 50 feet
is required

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 of Zoning Laws of Town of Wappinger
(Indicate Article, Section, Subsection and Paragraph)

REQUIRED: _____

REQUIRED SETBACK: 30 feet

APPLICANT(S) CAN PROVIDE: 41 feet.

THUS REQUESTING A VARIANCE OF: 9 feet

TO ALLOW: construction of deck attached to existing home

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: _____

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	50 ft.	63 ft. in.	ft. in. no change	ft. in. no change
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.)	50 ft.	50 ft. in.	ft. in. 41	ft. in. 9 ft
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.)	25 ft.	35 ft. in.	ft. in. no change	ft. in. no change
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%)	N/A %	N/A %	N/A %	N/A %

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.

The deck is low profile + only falls 9 feet short of needing a variance, so there is no impact on any neighbors

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 deck is 43 feet to the property line. I believe it needs to be 50 feet

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.

9 feet.

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 impact on the physical environment

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

Submitted Paperwork to the town
we were denied, we need to request
a variance

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 N/A
☐ 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 _____, LAST REVISED _____ AND
PREPARED BY _____
☐ 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 _____ DATED: _____
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 *Valente Fahren* DATED: *8/5/2026*
(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:

Valentin Fuhrer and Kristine Fuhrer 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 Valentin Fuhrer 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.

Valentin Fuhrer
Applicant/Owner

Kristine Fuhrer
Applicant/Owner

[Signature]
Notary Public

State of New York County of Dutchess
Subscribed and sworn before me on 5/12/26
(Date)

[Signature]
Page (Notary Signature)

SKYLAR P STRANGE
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01ST6298855
COMM. EXP. 08/19/2026

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.

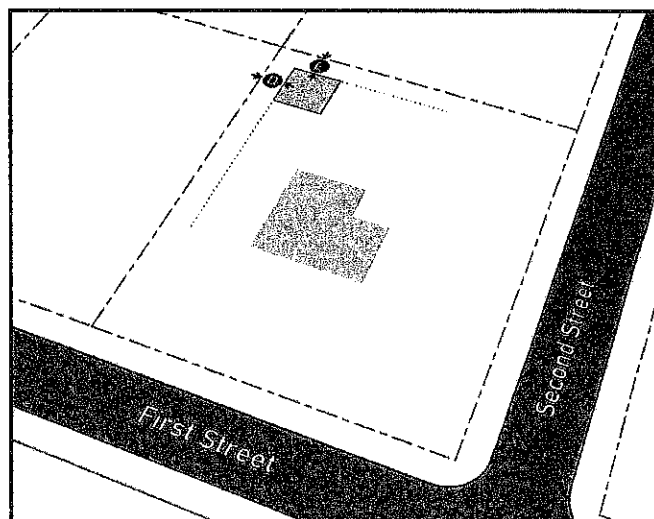
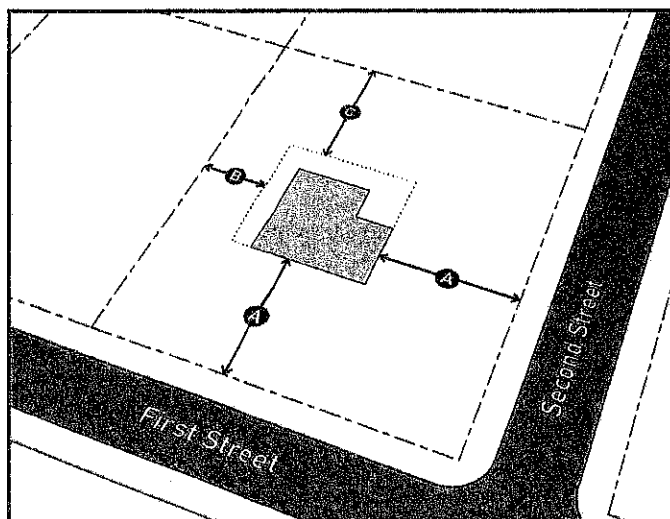
Part 1 – Project and Sponsor Information			
Deck			
Name of Action or Project: 22 SCOTSE RD DECK			
Project Location (describe, and attach a location map): 22 Scotse Rd, Wappingen Falls, NY			
Brief Description of Proposed Action: Deck 15 1/2 x 32 1/2 wood deck on rear of the home.			
Name of Applicant or Sponsor: Valentin Fuhrer		Telephone: 914-473-4509	
		E-Mail: VALQED@gmail.com	
Address: 22 SCOTSE RD.			
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?			NO ☐
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.			YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO ☐
If Yes, list agency(s) name and permit or approval:			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):			
☐ 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>Valentin Fuhrer</u> Date: <u>8/5/2026</u>		
Signature: <u>Valentin Fuhrer</u> Title: <u>Owner</u>		

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'

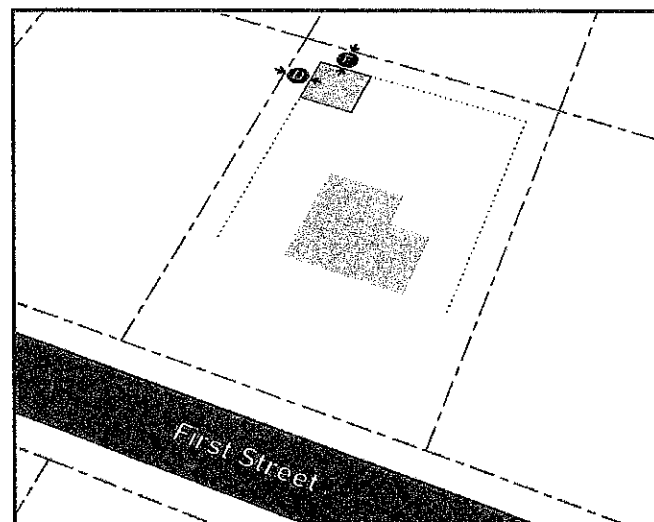
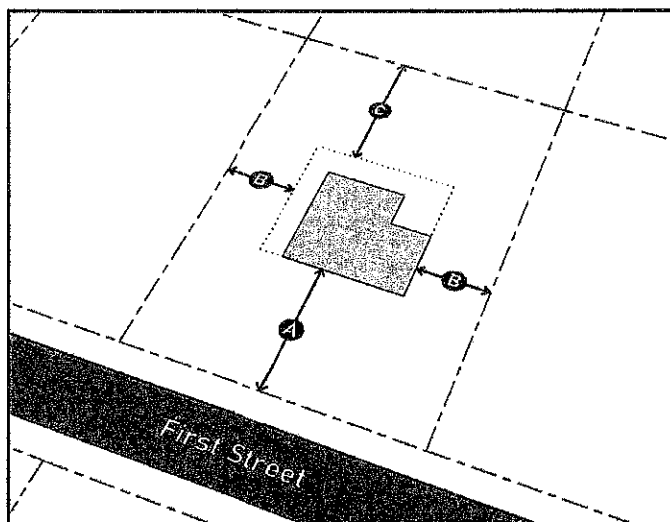
ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 142 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

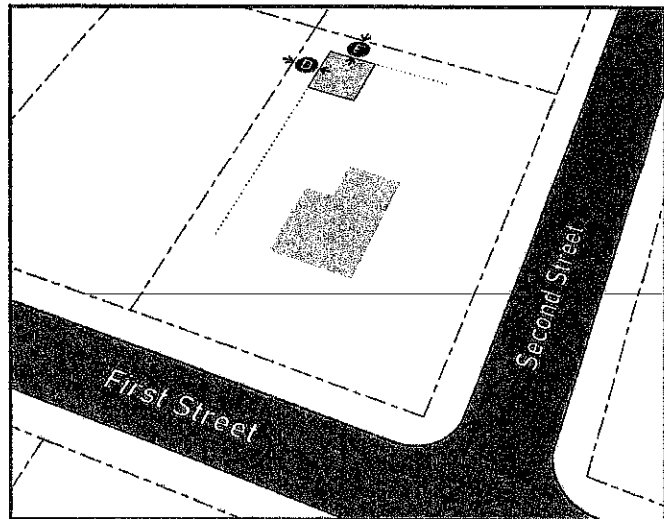
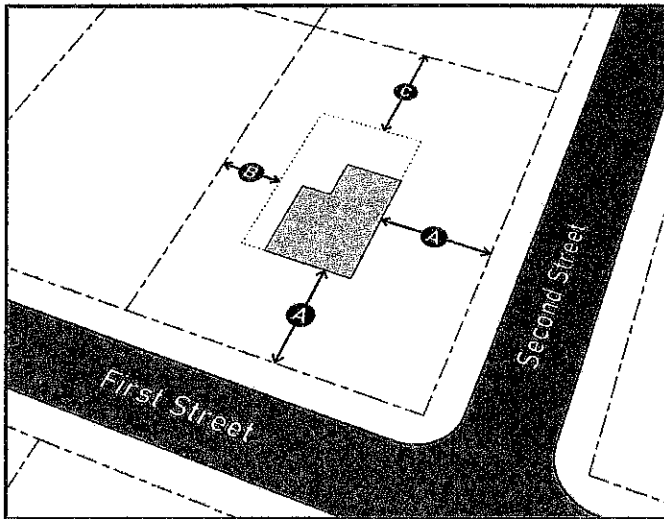
Accessory Building < 10' high and < 142 sq ft

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

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

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'

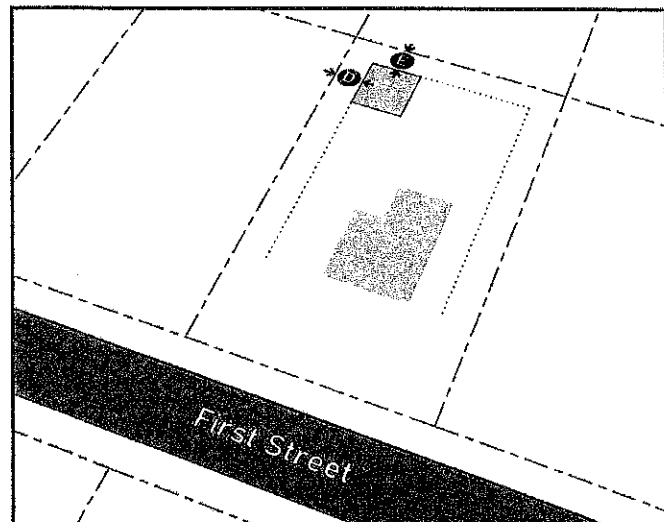
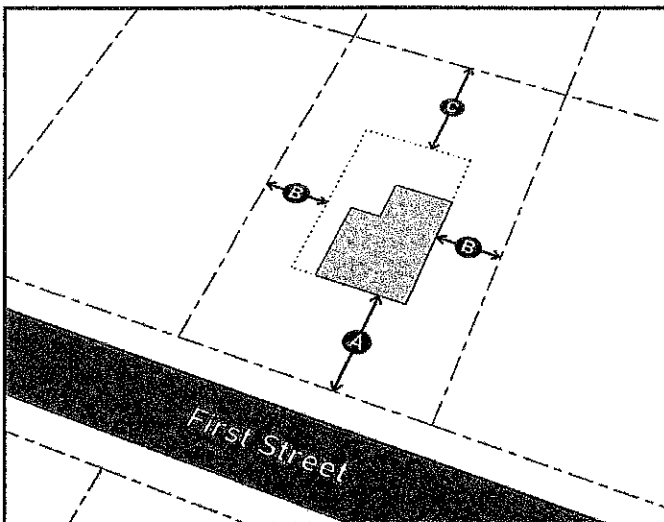
ACCESSORY BUILDING SETBACKS

Accessory Building < 15' high and < 100 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

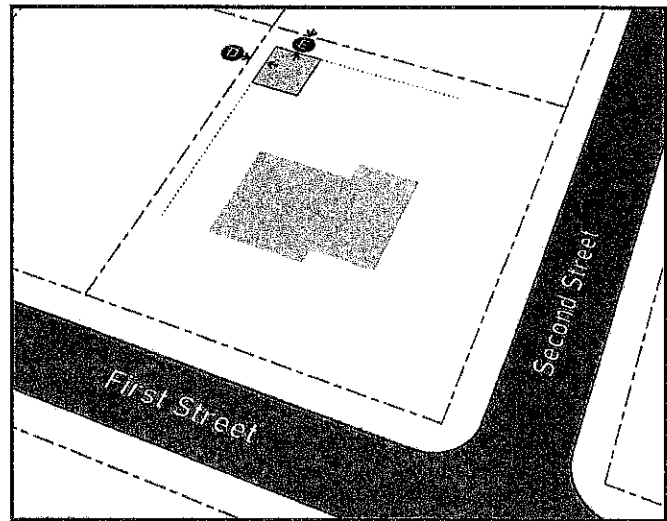
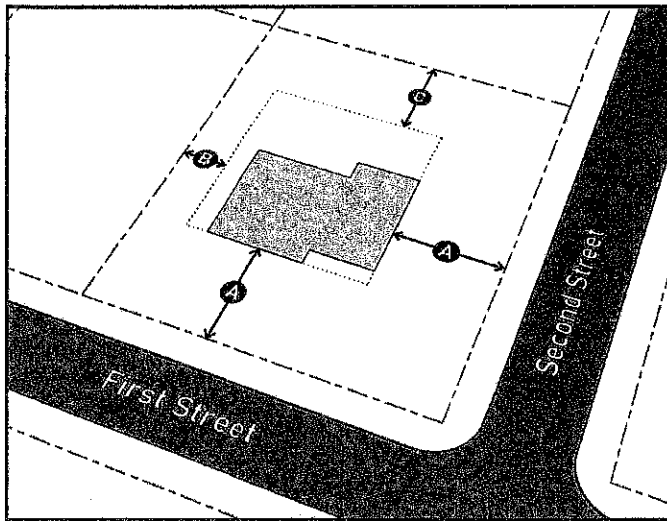
Accessory Building < 15' high and < 100 sq ft

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

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

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'

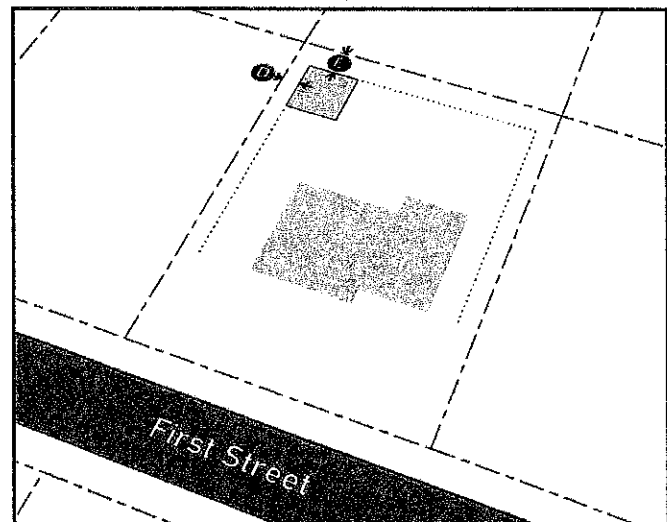
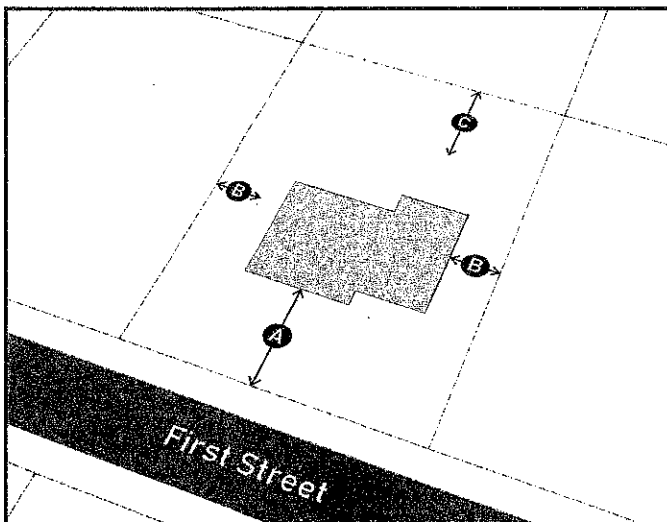
ACCESSORY BUILDING SETBACKS

Accessory Building - 16' 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'
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ACCESSORY BUILDING SETBACKS

Accessory Building - 16' 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.

TRY

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

To: Valentin Fuhrer
22 Scotse Rd
Wappinger Falls, NY 12590

SBL: 6157-02-874700
Date of this Notice: 08/04/2026
Zone: R40
Application: 46728

For property located at: 22 Scotse Rd

Your application to:
DECK - 32'8" X 15'6" DECK WITH STAIRS

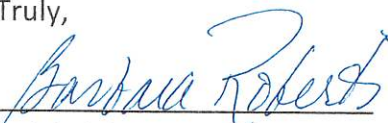
is denied for the following deficiency under Section **240-37** of the Zoning Laws of the Town of Wappinger.

WHERE 50 FEET TO THE REAR PROPERTY LINE IS REQUIRED, THE APPLICANT CAN PROVIDE 41 FEET TO THE REAR PROPERTY LINE FOR A NEW DECK WITH STAIRS.

	REQUIRED:	WHAT YOU CAN PROVIDE:
REAR YARD:	<u>50</u> ft.	<u>41</u> ft.
SIDE YARD (LEFT):	_____ ft.	_____ ft.
SIDE YARD (RIGHT):	_____ ft.	_____ ft.
FRONT YARD:	<u>-</u> 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 ☐ Commercial ☒ Renovation/Alteration ☐ Multiple Dwelling
ZONE: R40 **DATE:** 5/7/2026
APPL #: 46728 **PERMIT #** _____
GRID: 6151-02-874700

APPLICANT NAME: Valentin Fuhrer
ADDRESS: 22 Scotse Rd Wappingers Falls, NY 12590
TEL #: 914-473-4509 **CELL:** 914-473-4509 **FAX #:** _____ **E-MAIL:** valged@gmail.com

NAME OWNER OF BUILDING/LAND: Valentin + Kristine Fuhrer
***PROJECT SITE ADDRESS*:** 22 Scotse Rd Wappingers Falls, NY 12590
MAILING ADDRESS: 22 Scotse Rd Wappingers Falls, NY 12590
TEL #: 914-473-4509 **CELL:** 914-473-4509 **FAX #:** _____ **E-MAIL:** _____

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

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

APPLICATION FOR: deck 32'8" x 14.5"
2 sets of stairs

SETBACKS: FRONT: _____ **REAR:** _____ **L-SIDEYARD:** _____ **R-SIDEYARD:** _____
SIZE OF STRUCTURE: _____
ESTIMATED COST: \$10K **TYPE OF USE:** _____

NON-REFUNDABLE APPL. FEE: 150 **PAID ON:** 5/7/26 **CHECK #** 1213 **RECEIPT #:** 2026-00563
BALANCE DUE: _____ **PAID ON:** _____ **CHECK #** _____ **RECEIPT #:** _____

APPROVALS:
ZONING ADMINISTRATOR:
☐ Approved ☒ Denied **Date:** 8.4.26
[Signature]
Valentin Fuhrer
Signature of Applicant
Valentin Fuhrer
Print Name or Company Name(if applicable)

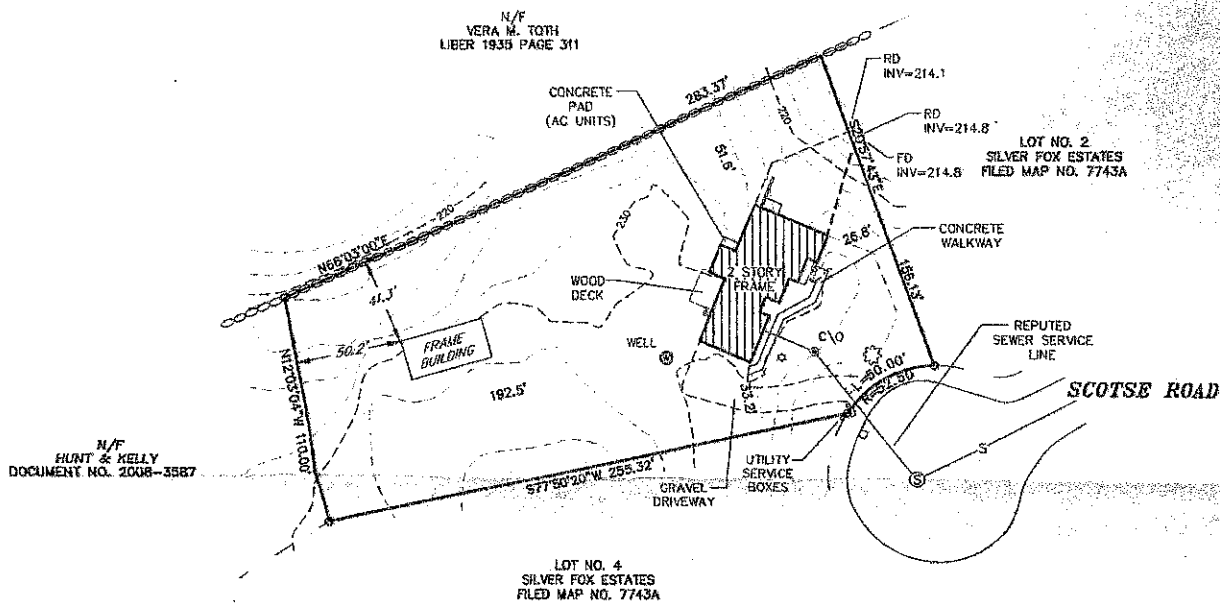
FIRE INSPECTOR:
☐ Approved ☐ Denied **Date:** _____

Signature of Building Inspector

LANDSCAPE LISTING:

NAME	SIZE	QUANTITY
RED MAPLE	3"-3 1/2" CALIPER	1

NOTE: THE TREE PLANTING ALONG LOT 3 WILL BE DONE BY THE DEVELOPER.



FIRST FLOOR ELEV = 233.2
GARAGE FLOOR ELEV = 230.5
BASEMENT FLOOR = 223.7

AREA = 0.92 ACRES +/-

CERTIFIED TO:
1. VALENTIN FUHRER & KRISTINE HENDRICKS-FUHRER
2. ENTITLE INSURANCE COMPANY
3. RHINEBECK BANK
4. MID HUDSON DEVELOPMENT CORP.

- NOTES:**
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER OF DEEDS, AT PAGE 311, AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
 2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CROWN OF THE PUBLIC ROADS SHOWN HEREON.
 3. SAID LOT NO. 3 AS SHOWN ON FILED MAP NO. 7743A.
 4. UNCHANGED ALTERATION OF HEIGHT TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7200, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.
 5. ONLY CLIPED FROM THE ORIGINAL OF THIS SURVEY MAPPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE COPIES.
 6. CERTIFICATIONS INDICATED HEREON DEMAND THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS PREPARED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL ONLY APPLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON NO DATE TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LESSEES OF THE LOT(S) HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 7. THIS SURVEY IS SUBJECT TO ANY FINDER OF A FILE SURVEY.
 8. SUBSISTENT STRUCTURES AND UTILITIES WHICH WERE NOT USABLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
 9. CALL, DIGITS, REUSE, COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

FILE NO. 2010-009

MAP OF SURVEY FOR LOT No. 3 SILVER FOX ESTATES

TOWN OF WAPPINGER DUTCHESS CO., N.Y.
SCALE: 1" = 40'
JANUARY 7, 2013
(FINAL SURVEY - APRIL 7, 2013)

ROBERT V. OSWALD

LAND SURVEYING

175 WALSH ROAD, LAGRANCEVILLE, NEW YORK 12540
(845)-228-8435 FAX (845) 228-1315

