



Appeal # 26-7878  
Date: 8-31-26  
Fee: \$375.00  
Escrow: ✓

I (We) JUAN P. SERRANO ORTIZ, of \_\_\_\_\_,  
 \_\_\_\_\_, of \_\_\_\_\_  
 (Name of Appellant(s))  
51 RED HAWK HOLLOW RD. WAPPINGERS FALLS NY 12590 845-705-4963  
 \_\_\_\_\_,  
 (Mailing Address) (Tel. Nos. Home/Work)

Premises located at 51 RED HAWK HOLLOW RD. WAPPINGERS FALLS NY 12590  
(Address of Property)

|                                                                 |                        |
|-----------------------------------------------------------------|------------------------|
| 1. <b>RECORD OWNER OF PROPERTY</b> <u>JUAN P. SERRANO ORTIZ</u> |                        |
| 51 RED HAWK HOLLOW RD WAPPINGERS FALLS NY 12590                 | (Name)<br>845-705-4963 |
| (Address)                                                       | (Phone Number)         |

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

TO APPEAL A DEFICIENCY UNDER SECTION 240-37 OF THE ZONING LAWS OF THE TOWN OF WAPPINGER

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.

\_\_\_\_\_  
(Indicate Article, Section, Subsection and Paragraph)

REQUIRED: 240-37

REQUIRED SETBACK: 40"

APPLICANT(S) CAN PROVIDE: 10"

THUS REQUESTING A VARIANCE OF: 30"

TO ALLOW: TO KEEP 24.6 FT.X18.6 FT. STRUCTURE WITH SUMMER FULL BATHROOM, BARBECUE AREA AND STORAGE AREA

**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: \_\_\_\_\_ N/A

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.

N/A

\_\_\_\_\_  
(Indicate Article, Section, Subsection and Paragraph)

REQUIRED SETBACK: \_\_\_\_\_

APPLICANT(S) CAN PROVIDE: \_\_\_\_\_

THUS REQUESTING A VARIANCE OF: \_\_\_\_\_

TO ALLOW: \_\_\_\_\_

| <b>APPEAL CONCERNS THE FOLLOWING PROPERTY - RESIDENTIAL PROPERTIES ONLY</b><br><b>ENTIRE SECTION MUST BE COMPLETED</b><br><b>STRUCTURES UNDER 144 SF, REQUIRE ONLY 10 FT TO THE SIDE AND REAR PROPERTY LINES</b>                                 |                                    |                      |                   |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------|-------------------|----------------------|
| Zoning District:                                                                                                                                                                                                                                 | Minimum<br>allowed by<br>Town Code | Current Setback      | New Setback       | Variance Required    |
| <b><u>Front Yard Setback</u></b><br>(R-10, 25 ft)<br>(R-15 & R-20 - 35 ft)<br>(R-40 & R-80, 50ft.)<br>(R3-A, 75 ft)<br>(R-5A - 100ft.)<br>(RMF-3 & RMF-5, 50 ft.)<br><br>STATE OR COUNTY ROADS REQUIRE A 75 FT<br>FRONT SETBACK IN ALL DISTRICTS | ft.                                | ft.      in.         | ft.      in.      | ft.      in.         |
| <b><u>Rear Yard Setback</u></b><br>(R-10, 25 ft)<br>(R-15, 30ft)<br>(R-20 - 40 ft)<br>(R-40 & R-80, 50ft.)<br>(R3-A, 50 ft)<br>(R-5A - 100 ft.)<br>(RMF-3 & RMF-5, 50 ft.)                                                                       | _____ ft.                          | ____ ft. ____ in.    | ____ ft. ____ in. | ____ ft. ____ in.    |
| <b><u>Side Yard Setback</u></b><br>(R-10, 12 ft)<br>(R-15, 15 ft)<br>(R-20, 20 ft)<br>(R-40, 25 ft)<br>(R-80, 40 ft.)<br>(R3-A, 50 ft)<br>(R-5A, 50 ft.)<br>(RMF-3, 50 ft.)<br>(RMF-5, 25 ft.)                                                   | 40 _____ ft                        | 10 _____ ft. ____ in | ____ ft. ____ in  | 30 _____ ft. ____ in |
| <b><u>Maximum building coverage</u></b><br>(R-10, 25%)<br>(R-15, 20%)<br>(R-20, 15%)<br>(R-40, 12%)<br>(R-80, 10%)<br>(R3-A, 7%)<br>(R-5A, 5%)<br>(RMF-3, 30%.)<br>(RMF-5, 45%)                                                                  | 12 _____ %                         | _____ %              | _____ %           | _____ %              |
|                                                                                                                                                                                                                                                  |                                    |                      |                   |                      |

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 24.6x18.6 STRUCTURE WITH OUTDOOR FULL BATHROOM IS PRIVATE; NOT VISIBLE TO THE NEIGHBORS DUE TO THE DISTANCE AND FORESTED AREA BETWEEN THE PROPERTY AND NEIGHBORING PROPERTIES. THE CHARACTER OF THE NEIGHBORHOOD OR NEARBY PROPERTIES ARE VERY UNLIKELY TO CHANGE. IT IS VERY UNLIKELY THAT THE STRUCTURE WILL BE UNDESIRABLE OR A 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.

WE REQUIRE THE VARIANCE BECAUSE THE STRUCTURE IS A PRE-EXISTING R40/80 BUILDING THAT IS 10 FEET. FROM THE SIDE PROPERTY LINE BUT REQUIRES 40 FEET. REMOVAL OF THE STRUCTURE WOULD BE A LARGE FINANCIAL LOSS FOR MY FAMILY. THE STRUCTURE DOES NOT BOTHER ANYONE DUE TO OUR PROPERTY BEING DISTANT FROM NEIGHBORING PROPERTIES AND SURROUNDED BY FORESTED AREA.

- 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.

I BELIEVE THAT THIS CHANGE IS NOT SUBSTANTIAL BECAUSE IT IS ONLY 10 FT. FROM THE SIDE PROPERTY LINE THAN THE STANDARD 40 FT. DISTANCE BETWEEN THE SIDE PROPERTY LINE AND THE STRUCTURE. AS PREVIOUSLY STATED, THE STRUCTURE DOES NOT INTERFERE WITH NEIGHBORING PROPERTIES AND IS NOT VISIBLE TO NEIGHBORING PROPERTIES DUE TO DISTANCE AND FORESTED AREA BETWEEN THESE PROPERTIES.

- 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.

THE STRUCTURE IS LOCATED IN THE RIGHT SIDE BACK OF THE PROPERTY. THERE IS ZERO VISIBILITY TO NEIGHBORS DUE TO THE DISTANCE AND FORESTED AREA BETWEEN THE PROPERTY AND NEIGHBORING PROPERTIES. THE STRUCTURE ALREADY EXISTS AND HAS NO NOTICEABLE IMPACT ON PHYSICAL ENVIRONMENTAL CONDITIONS. ADDITIONALLY, THE PROPERTY HAS A 6.45 ACRE LOT.

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

MY NEED FOR AN AREA VARIANCE CAME ABOUT BECAUSE MY ATTEMPT TO LEGALIZE THE STRUCTURE WAS PREVIOUSLY DENIED BY THE CITY. MY DIFFICULTY IS SELF-CREATED BECAUSE I WAS MISTAKEN ON THE ZONING LAWS WHEN I INITIALLY HAD THE STRUCTURE CREATED. I THOUGHT THE STRUCTURE ONLY NEEDED TO BE 10 FT. FROM THE SIDE PROPERTY LINE, BUT I WAS MISTAKEN AND INFORMED THAT IT NEEDED TO BE 40 FT.

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 05/30/2000, LAST REVISED 05/30/2004 AND  
PREPARED BY DAY, OSWALD & GILLESPIE CONSULTING ENGINEERS & SURVEYORS.  
☒ PLOT PLAN DATED 2003.  
☐ PHOTOS  
☒ DRAWINGS DATED 05/30/2000.  
☒ LETTER OF COMMUNICATION WHICH RESULTED IN APPLICATION TO  
THE ZBA.

(*e.g., recommendation from the Planning Board / Zoning Denial*)

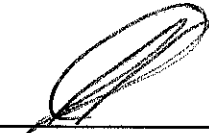
LETTER FROM TOWN OF WAPPINGER DATED: 08/21/2026  
LETTER FROM \_\_\_\_\_ DATED: \_\_\_\_\_

☐ 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  DATED: 8/29/2026  
(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 Putnam } ss:

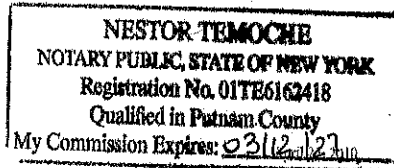
Juan C. Serrano being duly sworn, deposes and says:

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 \_\_\_\_\_ 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.

\_\_\_\_\_  
Applicant/Owner

\_\_\_\_\_  
Applicant/Owner

Notary Public  
08/30/26



Page

# 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.

|                                                                                                                                                                                                                                                                                                                                                      |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|-------------------------------------|--------------------------|
| <b>Part 1 -- Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                     |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| LEGALIZE 24.6x18.6 STRUCTURE WITH SUMMER FULL BATHROOM.                                                                                                                                                                                                                                                                                              |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Name of Action or Project:<br>24.6x18.6 STRUCTURE WITH SUMMER FULL BATHROOM.                                                                                                                                                                                                                                                                         |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Project Location (describe, and attach a location map):<br>BACK YARD OF PROPERTY.                                                                                                                                                                                                                                                                    |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Brief Description of Proposed Action:<br>TO LEGALIZE 24.6x18.6 STRUCTURE WITH SUMMER FULL BATHROOM, OUTDOOR SINK AND STORAGE FOR POOL EQUIPMENT.                                                                                                                                                                                                     |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Name of Applicant or Sponsor:<br>JUAN SERRANO                                                                                                                                                                                                                                                                                                        |                          | Telephone: 845-705-4963  |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
|                                                                                                                                                                                                                                                                                                                                                      |                          | E-Mail: good4and@aol.com |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| Address:<br>51 Red Hawk Hollow Road, Wappingers Falls                                                                                                                                                                                                                                                                                                |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| City/PO:                                                                                                                                                                                                                                                                                                                                             |                          | State:<br>New York       | Zip Code:<br>12590                                                                                                                                                                                                                                                                                                        |    |     |                                     |                          |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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. |                          |                          | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                   | YES                      |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                           |                          |                          | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                   | YES                      |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                              |                          | 6.45 acres               |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                         |                          | 0.01 acres               |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                               |                          | 0.01 acres               |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                                                                                                                                                     |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)                                                                                                                                              |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): GRASS                                                                                                                                                                                      |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |
| <input type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                                    |                          |                          |                                                                                                                                                                                                                                                                                                                           |    |     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <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?                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| 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?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <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?                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |                          |
| If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____<br>_____                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____<br>_____                                                                                                                                                                                                                                                                                                            | <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? | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <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?                                                                                                                                                                                             | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <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: _____<br>_____<br>_____                                                                                                                                                                                                                                                                 |                                     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?                                                                                                                                                                                                                                 | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                                                                                            | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                                                                                          | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input 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)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                                                                                            | NO                                  | YES                      |
| _____                                                                                                                                                                                                                                                                                                                                                                                                  | <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?<br>If Yes, describe:                                                                                                                                                                                                                                        | NO                                  | YES                      |
| _____                                                                                                                                                                                                                                                                                                                                                                                                  | <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?<br>If Yes, describe:                                                                                                                                                                                                                                      | NO                                  | YES                      |
| _____                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                          |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>                                                                                                                                                                                                                                                                                                  |                                     |                          |
| Applicant/sponsor/name: <u>Juan P. Serrano Ortiz</u> Date: <u>8/29/2026</u>                                                                                                                                                                                                                                                                                                                            |                                     |                          |
| Signature: <u></u> Title: _____                                                                                                                                                                                                                                                                                     |                                     |                          |

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

To: Serrano, Juan Patrizio Ortiz  
12 College Ave

SBL: 6359-02-816613-0000  
Date of this Notice: 08/21/2026  
Zone:  
Application: 47131

For property located at: 51 Red Hawk Hollow Rd

Your application to:

**PAVILION / POOL HOUSE - 29x24 PAVILION WITH PROPANE SOURCED FIREPLACE AND ELECTRIC.  
24.6x18.6 STORAGE POOL HOUSE WITH BATHROOM AND ELECTRIC - LEGALIZATION -**

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

Where the side yard property line setback in a R40/80 zoning district is 40 feet, the applicant has constructed a 457.56 sf shed 10 feet from the side yard property line.

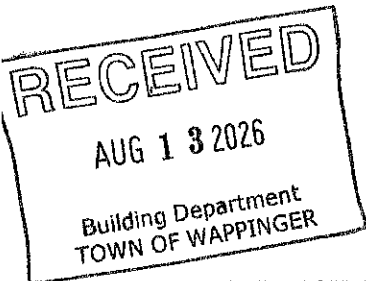
---

|                    | REQUIRED:     | WHAT YOU CAN PROVIDE: |
|--------------------|---------------|-----------------------|
| REAR YARD:         | _____ ft.     | _____ ft.             |
| SIDE YARD (LEFT):  | _____ ft.     | _____ ft.             |
| SIDE YARD (RIGHT): | <u>40</u> ft. | <u>10</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](http://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: R40/80 DATE: 8/13/2026 8/20/2026  
APPL #: 47131 PERMIT # \_\_\_\_\_  
GRID: 6359-02-816613

APPLICANT NAME: Juan Serrano  
ADDRESS: 51 Red Hawk Hollow Rd. Wappingers Falls NY 12590  
TEL # 845-705-4963 CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: goodyand@aol.com

NAME OWNER OF BUILDING/LAND: Juan Serrano  
\*PROJECT SITE ADDRESS\*: 51 Red Hawk Hollow Rd Wappingers Falls NY  
MAILING ADDRESS: SAME AS ABOVE  
TEL #: \_\_\_\_\_ CELL: 8457054963 FAX #: \_\_\_\_\_ E-MAIL: goodyand@aol.c

BUILDER/CONTRACTOR DOING WORK:  
COMPANY NAME: Serrano Construction inc.  
ADDRESS: 51 Red Hawk Hollow Rd Wappingers Falls NY 12590  
TEL #: \_\_\_\_\_ CELL: 8457054963 FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
DESIGN PROFESSIONAL NAME: \_\_\_\_\_  
TEL #: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICATION FOR: Legalize: 2 structures  
Pavilion near the pool and another structure that  
was a bathroom, storage and barbecue area  
Pavilion 29' x 24 feet with propane fire place.  
Storage room w/ out door bathroom - 24.6 x 18.6.  
Both w/ electrical  
SETBACKS: FRONT: \_\_\_\_\_ REAR: ☒ L-SIDEYARD: ☒ R-SIDEYARD: \_\_\_\_\_  
SIZE OF STRUCTURE: \_\_\_\_\_  
ESTIMATED COST: 18,000.00 TYPE OF USE: \_\_\_\_\_

NON-REFUNDABLE APPL. FEE: 150 - PAID ON: 8/20/26 CHECK # 551 RECEIPT #: 2026-01196  
BALANCE DUE: \_\_\_\_\_ PAID ON: \_\_\_\_\_ CHECK # \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

APPROVALS:  
ZONING ADMINISTRATOR:  
O Approved ☒ Denied Date: 8.21.26  
Barbara Rodrik

FIRE INSPECTOR:  
O Approved ☐ Denied ☐ Date: \_\_\_\_\_

Signature of Applicant  
Juan Serrano  
Print Name or Company Name(if applicable)

Signature of Building Inspector

# TOWN OF WAPPINGER PLOT PLAN

Building Permit # \_\_\_\_\_

Date 8.20.26

Address: 51 Red Hawk Hollow Rd

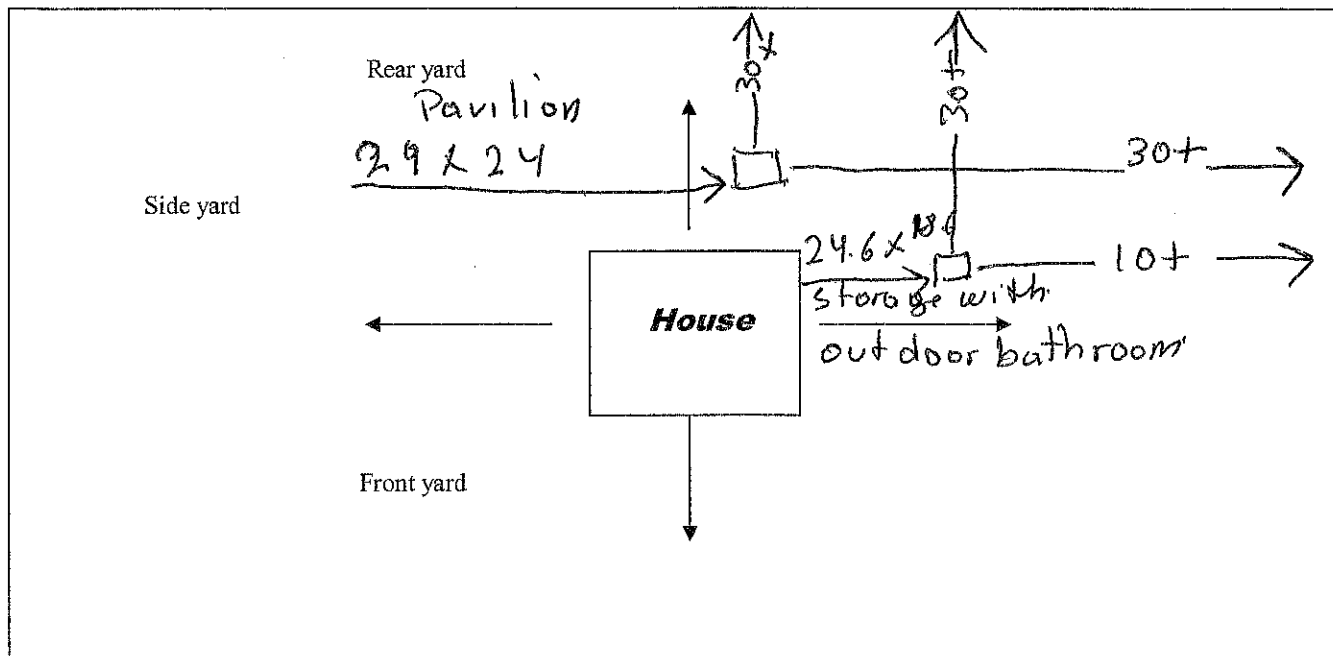
Interior/Corner Lot: circle one

Owner of Land Juan Serrano

Zone: R40-80

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

1. House, pool, gazebo, deck



- Draw proposed structure/pool on plot plan
  - Indicate location with setbacks to both sides and rear property line
  - Show dimensions of structure/pool you are applying for
  - If property is corner lot, show both streets
  - Show utility, well and sewage systems (Call 811 before you dig - [www.digsafelynewyork.com](http://www.digsafelynewyork.com))
- \*\*Most front yard property lines begin approximately 12 feet from the pavement\*\***

  
Signature of Applicant

Approved: /Rejected: Barbara Roberts  
Zoning Administrator

Date: 8.21.26

# Pavilion

