

MINUTES

**Town of Wappinger
Zoning Board of Appeals
December 14, 2021
Time: 7:00PM**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Summarized Minutes

Members:

Mr. Galotti	Chairman	Present
Mr. DellaCorte	Co-Chair	Present
Mr. Barr	Member	Present
Mr. Lorenzini	Member	Present
Mr. Shah	Member	Present

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Richard & Erika Garland	Variance granted
Jiffy Lube International, Inc.	Variance granted

Discussion:

Sara & Christopher Suarez	Site visit on January 8, 2022 Public Hearing on January 11, 2022
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Video of the December 14, 2021 Zoning Board Meeting:

<https://www.youtube.com/watch?v=rGMbyC8cIDA>

Mr. Shah:	Motion to accept the Minutes from November 23, 2021.
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

Appeal No.: 21-7741 (Variance)

Richard & Erika Garland: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **17.5 feet** for the installation of a 15 x 30 x 54 above ground pool, thus requesting a variance of **2.5 feet**.

The property is located at **110 Kent Road** on 0.49 acres and is identified as **Tax Grid No.: 6258-04-713096** in the Town of Wappinger.

Mr. Lorenzini:	Motion to open the Public Hearing.
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

Mr. Lorenzini:	Motion to close the Public Hearing.
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

Mr. Lorenzini:	Motion to grant the applicant the variance. The requested variance will not produce an undesirable change in the character of the neighborhood. There is no substantial detriment to nearby properties. There are no other feasible methods for them to achieve what they want. The requested variance is not substantial. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The alleged difficulty is self-created but I still think that we should grant the variance.
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Mr. Shah:	Second the Motion.
Roll Call Vote:	Mr. DellaCorte YES
	Mr. Lorenzini YES
	Mr. Shah YES
	Mr. Barr YES
	Mr. Galotti YES

Appeal No.: 21-7742 (Variance)

Jiffy Lube International, Inc.: Seeking an area variance Section 240-37 of the District Regulations in a SC Zoning District.

-Where **75 feet** is required to a County or State road, the applicant can provide **64.3 feet** for the construction of a new building to allow necessary circulation and enhanced vehicular safety, thus requesting a variance of **10.7 feet**.

The property is located at **1506 Route 9** and is identified as Tax Grid No.: **6157-02-653974** in the Town of Wappinger.

Mr. Lorenzini:

Mr. Shah:

Vote:

Motion to open the Public Hearing.

Second the Motion.

All present voted Aye.

Mr. Lorenzini:

Mr. Shah:

Vote:

Motion to close the Public Hearing.

Second the Motion.

All present voted Aye.

Mr. Galotti:

Motion to grant the applicant the variance. The variance is going to differ because the applicant can provide by proven survey 64.3 feet to the corner of the building thus the variance will be 10.7 feet. The benefit cannot be achieved by any other feasible means. There will be no undesirable change to the neighborhood since the footprint is already there. The request is not substantial and it will not create any adverse effect to the environment. The alleged difficulty is self-created however, not enough to change my ruling.

Mr. Shah:

Roll Call Vote:

Second the Motion.

Mr. DellaCorte YES

Mr. Lorenzini YES

Mr. Shah YES

Mr. Barr YES

Mr. Galotti YES

Discussion:

Appeal No. 21-7743 (Variance)

Sara & Christopher Suarez: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **50 feet** is required to the rear yard property line, the applicant can provide **22'6"** to allow for an addition to include a dining room, bedroom and laundry/mud room, thus requesting a variance of **27'4"**.

The property is located at **1 Peggy Lane** and is identified as **Tax Grid No.: 6157-03-497297** in the Town of Wappinger.

Site Visit on January 8, 2022

Public Hearing on January 11, 2022

Mr. Shah:

Mr. Barr:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:33 pm

Bea Ogunti

Secretary

Zoning Board of Appeals