

MINUTES

**Town of Wappinger
Zoning Board of Appeals
February 22, 2022
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 | Absent |

Others Present:

| | |
|--------------|----------------------------------|
| Mr. Horan | Zoning Board of Appeals Attorney |
| Mrs. Roberti | Zoning Administrator |
| Mrs. Ogunti | Secretary |

SUMMARY

Public Hearing:

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|----------------|------------------|
| George Schmitt | Variance granted |
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Discussion:

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| Tracy Schwind | Site Visit on March 5, 2022 Public Hearing on March 8, 2022 |
| Locust Tree Residential Properties, LLC | Site Visit on March 5, 2022 Public Hearing on March 8, 2022 |
| Daniel Coughlin | Site Visit on March 5, 2022 Public Hearing on March 8, 2022 |

Meeting started at 7:10pm. No Video available for the February 22, 2022 Meeting.

Mr. Lorenzini: **Motion to accept the Minutes from February 8, 2022.**
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

Appeal No.: 22-7745 (Area Variance)

George Schmitt: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **40 feet** is required to the rear yard property line, the applicant can provide **30.8 feet** for the installation of an in-ground pool, thus requesting a variance of **9.2 feet**.

-Where **20 feet** is required to the side yard property line, the applicant can provide **15.1 feet** for the installation of an in-ground pool, thus requesting a variance of **4.9 feet**.

The property is located at **27 Hilltop Drive** and is identified as **Tax Grid No.: 6258-04-930064** in the Town of Wappinger.

Present: George Schmitt – Applicant

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

Mr. Lorenzini: **Motion to close the Public Hearing.**
Mr. DellaCorte: 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. No substantial detriment will be created to nearby properties. There are no other feasible methods available for you to achieve the benefit you seek. The request is not substantial and there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood. The alleged difficulty is self-created.**

Mr. Barr: Second the Motion.
Roll Call Vote:
Mr. DellaCorte YES
Mr. Lorenzini YES
Mr. Barr YES
Mr. Galotti YES

Discussion:

Appeal No.: 22-7746 (Area Variance)

Tracy Schwind, Trustee: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **50 feet** is required to the front yard property line, the applicant can provide **45 feet** for the legalization of an existing deck, thus requesting a variance of **5 feet**.

The property is located at **18 Brothers Road** and is identified as **Tax Grid No.: 6258-04-782421** in the Town of Wappinger.

Present: Tracy Schwind – Applicant

Site Visit on March 5, 2022

Public Hearing on March 8, 2022

Appeal No.: 22-7747 (Area Variance)

Locust Tree Residential Properties, LLC Landscape Business: Seeking an area variance Section 240-37 and 240-30 of District Regulations in an AI Zoning District.

-Where **50 feet** to the side property line is required, the applicant can provide **5.1 feet** for a pre-existing poly shed, thus requesting a variance of **44.9 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **7.6 feet** for a pre-existing poly shed, thus requesting a variance of **42.4 feet**.

-Where **50 feet** to the rear property line is required, the applicant can provide **10 feet** to allow for three poly storage tanks to remain, thus requesting a variance of **40 feet**.

The property is located at **80 Airport Drive** and is identified as **Tax Grid No.: 6259-04-679493** in the Town of Wappinger.

Present: Troy Wojciekofsky – Engineer

Site Visit on March 5, 2022

Public Hearing on March 8, 2022

Appeal No.: 22-7748 (Area Variance)

Daniel G. Coughlin: Seeking an area variance Section 240-37 of District Regulations in an R-10 Zoning District.

-Where **12 feet** is required to the side yard property line, the applicant can provide **9.35 feet** for the addition of a 24' garage and accessory apartment, thus requesting a variance of **2.65 feet**.

The property is located at **18 Spring Street** and is identified as **Tax Grid No.: 5956-12-975522** in the Town of Wappinger.

Present: Daniel Coughlin – Applicant

Site Visit on March 5, 2022

Public Hearing on March 8, 2022

Mr. DellaCorte:

Mr. Lorenzini:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:38 pm

Bea Ogunti
Secretary
Zoning Board of Appeals