

MINUTES

**Town of Wappinger
Zoning Board of Appeals
May 10, 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	Present

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Philip Abbate	Variance granted
Brian & Christine Zandstra	Variance granted

Discussion:

Jorge Luis Moreno & Maria M. Jimenez	Site visit on May 21, 2022 Public Hearing on May 24, 2022
Chelsea Miritello	Site visit on May 21, 2022 Public Hearing on May 24, 2022

Mr. Lorenzini: Motion to accept the Minutes from the April 26, 2022.
Mr. Barr: Second the Motion.
Roll Call Vote: All present voted Aye.

Video of the May 10, 2022 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=bciLgT5fmOU&list=PLcCjg2q5NIgkciILKVhTsjnwy65fGoOM&index=39>

Public Hearing:

Appeal No.: 22-7752 (Area Variance)

Philip Abbate: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **25 feet** to the side yard (right) property line is required, the applicant can provide **12'10" feet** for the legalization of an existing 10' x 20' shed, thus requesting a variance of **12'9" feet**.

The property is located at **6 Hackensack Heights Road** and is identified as **Tax Grid No.: 6259-04-556234** in the Town of Wappinger.

Present: Philip Abbate – Applicant

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

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

Mr. Galotti: Motion to grant the applicant the variance. The benefit cannot be achieved by any other feasible means. This will not produce an undesirable change to the neighborhood because it's been existing for quite a long time. The requested variance is substantial. There will be no adverse effect or impact on the physical or environmental conditions in the neighborhood. The alleged difficulty is self-created.

Mr. Lorenzini: Second the Motion.
Roll Call Vote:

Mr. DellaCorte	NO
Mr. Lorenzini	YES
Mr. Shah	YES
Mr. Barr	YES
Mr. Galotti	YES

Appeal No.: 22-7754 (Area Variance)

Brian & Christine Zandstra: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **34 feet** for the installation of a 17' x 26' above ground pool, thus requesting a variance of **16 feet**. The property is located at **6 Fowlerhouse Road** and is identified as **Tax Grid No.: 6157-04-552342** in the Town of Wappinger.

Present: Brian & Christine Zandstra

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. There will be no substantial detriment created to nearby properties. There is no other feasible method available for you to pursue the benefit you seek. 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.

Mr. Shah:

Second the Motion.

Roll Call Vote:

Mr. DellaCorte YES

Mr. Lorenzini YES

Mr. Shah YES

Mr. Barr YES

Mr. Galotti YES

Discussion:

Appeal No.: 22-7755 (Area Variance)

Jorge Luis Moreno & Maria M. Jimenez: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **24'5" feet** for the legalization of an existing 22' x 15.5' deck, thus requesting a variance of **25'7" feet**.

-Where **10 feet** to the rear yard property line is required, the applicant can provide **3 feet** for the legalization of an existing 8' x 10' shed, thus requesting a variance of **7 feet**. The property is located at **17 Peters Road** and is identified as **Tax Grid No.: 6357-03-013029** in the Town of Wappinger.

Present: Maria M. Jimenez – Applicant

Site visit on May 21, 2022
Public Hearing on May 24, 2022

Appeal No.: 22-7756 (Area Variance)

Chelsea Miritello: Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

-Where no accessory structure can be larger than 600 square feet in size, the applicant is proposing a 44' x 21' detached garage with a 20 x 8 x 6 extension for a pony barn (total structures of 924 square feet) and not more than 20 feet in height, thus requesting a variance of 324 square feet.

-Where 2.00 acres are needed to have a farm animal, the applicant can provide 1.850 for a small pony, thus requesting a variance of 0.15 acres.

The property is located at **62 Diddell Road** and is identified as **Tax Grid No.: 6359-03-385322** in the Town of Wappinger.

Present: Chelsea Miritello – Applicant

Site visit on May 21, 2022
Public Hearing on May 24, 2022

Mr. Shah:

Mr. DellaCorte:

Roll Call Vote:

Motion to Adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:32 PM

Bea Ogunti
Secretary
Zoning Board of Appeals