

## **MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
June 14, 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

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## **SUMMARY**

### **Public Hearing:**

Jorge Luis Moreno & Maria M. Jimenez	Variances granted
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John O'Sullivan	Variance granted
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**Mr. Lorenzini:** Motion to accept the Minutes from May 24, 2022 as amended.  
**Mr. Shah:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the June 14, 2022 Zoning Board of Appeals Meeting:**

<https://www.youtube.com/watch?v=Ayy-yex0cpY&list=PLcCjg2q5NIqkcilLKVhTsinwyp65fGoOM&index=41>

**Public Hearing:**

**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 **3.5 feet** for the legalization of an existing 22' x 15.5' deck, thus requesting a variance of **46.5 feet**.

-Where **10 feet** to the rear yard property line is required, the applicant can provide **5 feet** for the legalization of an existing 8' x 10' shed, thus requesting a variance of **5 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

**Mr. Lorenzini:** Motion to open the Public Hearing.  
**Mr. Shah:** 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. Galotti:** Variance No.1: Motion to grant the applicant the variance for the deck. Whether the benefit can be achieved by any other feasible means, no it can't. Does this create an undesirable change to the neighborhood, no it does not. Whether the request is substantial, yes it is. As I mentioned previously there are some unique qualities on your property that confines you to what you

can actually do in your yard. The requested variance is substantial but not enough to deny the variance. The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood. Whether the difficulty is self-created, yes it is.

**CONDITION: No other features can be built onto the deck. The deck will need to stay at its current level.**

Mr. Lorenzini: Second the Motion.

Roll Call Vote:	Mr. DellaCorte	YES
	Mr. Lorenzini	YES
	Mr. Shah	NO
	Mr. Barr	NO
	Mr. Galotti	YES

**Mr. Galotti: Variance No. 2: Motion to grant the applicant the variance for the shed. I don't believe the benefit can be achieved by any other feasible means. There will be no undesirable change to the neighborhood. The request is substantial but not enough to deny the variance. Whether the request will have any environmental effects, no it will not. The alleged difficulty is self-created.**

Mr. Lorenzini: Second the Motion.

Roll Call Vote:	Mr. DellaCorte	YES
	Mr. Lorenzini	YES
	Mr. Shah	NO
	Mr. Barr	YES
	Mr. Galotti	YES

**Appeal No.: 22-7757 (Area Variance)**

**John O'Sullivan:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side (left) yard property line is required, the applicant can provide **10 feet** for the legalization of an existing 12 x 21 metal carport, thus requesting a variance of **10 feet**.

The property is located at **19 Sabra Lane** and is identified as **Tax Grid No.: 6258-02-935954** in the Town of Wappinger.

Present: John O'Sullivan – Applicant

**Mr. Lorenzini:**  
Mr. Shah:  
Vote:

**Motion to open the Public Hearing.**  
Second the Motion.  
All present voted Aye.

**Mr. Shah:**  
Mr. DellaCorte  
Vote:

**Motion to close the Public Hearing.**  
Second the Motion.  
All present voted Aye.

**Mr. Shah:**

**Motion to grant the applicant the variance. The requested variance is large but will not produce an undesirable change in the character of the neighborhood. There is no feasible methods available to achieve the benefit you achieve. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The requested variance is substantial. The alleged difficulty is self-created. CONDITION: Carport will forever remain an open carport.**

Mr. DellaCorte  
Roll Call Vote:

Second the Motion.

Mr. DellaCorte	YES
Mr. Lorenzini	YES
Mr. Shah	YES
Mr. Barr	YES
Mr. Galotti	YES

**Mr. Shah:**  
Mr. Barr:  
Vote:

**Motion to adjourn.**  
Second the Motion.  
All present voted Aye.

Respectfully Submitted,

Adjourned:

7:23 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals