

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
July 26, 2022  
Time: 7:00PM**

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

Summarized Minutes

### **Members:**

Mr. Galotti	Chairman	Absent
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:**

Karan Garewal	Adjourned to August 23, 2022
Brian & Angela Luhrs	Variance granted

### **Discussion:**

Marian & Georgeta Lita	Site Visit on August 6, 2022 Public Hearing on August 9, 2022
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**Video of the July 26, 2022 Zoning Board of Appeals Meeting:**

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

<b>Mr. Shah:</b>	<b>Motion to accept the Minutes from July 26, 2022.</b>
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

**Public Hearing:**

**Appeal No.: 22-7758 (Area Variance)**

**Karan Garewal:** Seeking an area variance Section 240-37 of District Regulations in an R80 Zoning District.

-Where **10 feet** to the side yard property line is required, the applicant can provide **8.2 feet** for the legalization of an existing 10 x 14 sf. shed, thus requesting a variance of **1.8 feet**.

-Where **40 feet** to the side yard (right) property line is required, the applicant can provide **15.2 feet** for the legalization of a front bedroom addition, thus requesting a variance of **24.8 feet**.

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **30 feet** for the legalization of a front bedroom addition, thus requesting a variance of **10 feet**.

-Where **40 feet** to the side yard (right) property line is required, the applicant can provide **25 feet** for the legalization of a rear kitchen addition, thus requesting a variance of **15 feet**.

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **12 feet** for the legalization of a rear kitchen addition, thus requesting a variance of **28 feet**.

-Where **40 feet** to the side (right) property line is required, the applicant can provide **27 feet** for the legalization of a rear deck addition, thus requesting a variance of **13 feet**.

-Where **40 feet** to the side (left) property line is required, the applicant can provide **17 feet** for the legalization of a rear deck addition, thus requesting a variance of **23 feet**.

The property is located at **12 Schlichter Road** and is identified as **Tax Grid No.: 6156-02-986957** in the Town of Wappinger.

Present: Nate Gooden, Engineer – Caesar Engineering

<b>Mr. Lorenzini:</b>	<b>Motion to open the Public Hearing.</b>
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

<b>Mr. Lorenzini:</b>	<b>Motion to adjourn the Public Hearing to August 23, 2022.</b>
Mr. Shah:	Second the Motion.
Vote:	All present voted Aye.

**Appeal No.: 22-7759 (Area Variance)**

**Brian & Angela Luhrs**: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **45 feet** to the rear yard property line is required, the applicant can provide **8 feet** for the installation of an above ground 12' x 24' oval pool, thus requesting a variance of **37 feet**.

The property is located at **6 Park Hill Drive** and is identified as **Tax Grid No.: 6356-01-166971** in the Town of Wappinger.

Present: Brian Luhrs – Applicant

**Mr. Shah:** **Motion to open the Public Hearing.**

Mr. Barr: Second the Motion.

Vote: All present voted Aye.

**Mr. Shah:** **Motion to close the Public Hearing.**

Mr. Lorenzini: Second the Motion.

Vote: All present voted Aye.

**RESIDENT WHO SPOKE AT THE PUBLIC HEARING:**

Ms. Connie Dotterer

327 Route 82

**Mr. Lorenzini:** **Motion to grant the applicant the variance. The requested variance will not create an undesirable change in the neighborhood. There is no substantial detriment to nearby properties. There is no other feasible method due to the way your property runs. When I stepped behind your house I went into the woods. I couldn't see anything back there other than woods. The requested variance is substantial but due to the way the property is laid out, I don't see any feasible way of doing it. 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 don't see a reason not to grant you the variance.**

Mr. Barr: Second the Motion.

Roll Call Vote: Mr. Lorenzini YES

Mr. Shah YES

Mr. Barr YES

Mr. DellaCorte YES

**Discussion:**

**Appeal No.: 22-7760 (Area Variance)**

**Marian & Georgeta Lita**: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

**-Where lot with 2 acres are allowed accessory structures up to 900 square feet, the applicant is seeking a garage 1200 square feet, thus requesting a variance of 300 square feet for the construction of a garage.**

The property is located at **185 Osborne Hill Road** and is identified as **Tax Grid No.: 6156-01-493575** in the town of Wappinger.

Present: Marian & Georgeta Lita – Applicants

Site visit set for August 6, 2022

Public Hearing set for August 9, 2022

**Mr. Lorenzini:**

Mr. Shah:

Vote:

**Motion to adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:50 pm

Bea Ogunti

Secretary

Zoning Board of Appeal