

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
November 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:**

Ms. Cobb	Zoning Board of Appeals Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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## **SUMMARY**

### **Adjourned Public Hearing:**

Peter J. Pavone	Variances granted
George Schmitt	Variances granted

### **Discussion:**

Ronald A. Wesner	Public Hearing on December 13, 2022 Site visit on December 10, 2022
Neil Ryan Blaser	Public Hearing on December 13, 2022 Site visit on December 10, 2022

### **Miscellaneous:**

Vote on 2023 ZBA meeting dates	2023 ZBA meeting dates approved
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Video of the November 22, 2022 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=xx2kzN5VUMM>

<b>Mr. Barr:</b>	<b>Motion to accept the Minutes from November 9, 2022.</b>
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

**Adjourned Public Hearing:**

**Appeal No.: 22-7766 (Area Variance)**

**Peter J. Pavone**: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **7 feet** for the legalization of a 12' x 16' gazebo, thus requesting a variance of **33 feet**.

-Where **20 feet** to the side (right) property line is required, the applicant can provide **8 feet** for the legalization of a 12' x 16' gazebo, thus requesting a variance of **12 feet**.

The property is located at **8 Reggie Drive** and is identified as **Tax Grid No.: 6257-01-115679** in the Town of Wappinger.

Present:	Peter J. Pavone – Applicant
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<b>Mr. DellaCorte:</b>	<b>Motion to open the Public Hearing.</b>
Mr. Lorenzini:	Second the Motion.
Vote:	All present voted Aye.

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

<b>Mr. Galotti:</b>	<b>Motion to grant the applicant the variances. The benefit cannot be achieved by any other feasible means. There are no undesirable changes to the neighborhood. The request is substantial but that in and of itself is not enough for me to deny the variance. There will be no environmental effect to the neighborhood. The requested variance is self-created.</b>
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**CONDITION: If the structure would ever have to be rebuilt or replaced or any other structure in that spot, it would need to meet the zoning code regulations at that time.**

Mr. Lorenzini:  
Roll Call Vote:

Second the Motion.  
Mr. DellaCorte YES  
Mr. Lorenzini YES  
Mr. Barr NO  
Mr. Galotti YES

**Public Hearing:**

**Appeal No.: 22-7769 (Area Variance)**

**George Schmitt:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **28.6 feet** for the installation of an in-ground pool, thus requesting a variance of **11.4 feet.**  
-Where **20 feet** to the side (left) yard property line is required, the applicant can provide **13.1 feet** for the installation of an in-ground pool, thus requesting a variance of **6.9 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:**  
Mr. Barr:  
Vote:

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

**Mr. Lorenzini:**  
Mr. Barr:  
Vote:

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

**Mr. Lorenzini:**

**Motion to grant the applicant the variances. The requested variance will not produce an undesirable change in the neighborhood. There is no other feasible means to achieve the benefit you seek. The requested variance is not substantial and the proposed variance will not have an adverse effect or impact on the physical and environmental conditions in the neighborhood or district. The alleged difficulty is self-created.**

Mr. Barr:  
Roll Call Vote:

Second the Motion.  
Mr. DellaCorte YES  
Mr. Lorenzini YES  
Mr. Barr YES  
Mr. Galotti YES

**Discussion:**

**Appeal No.: 22-7771 (Area Variance)**

**Ronald A. Wesner:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **20 feet** for the construction of a 30' x 30' detached garage, thus requesting a variance of **20 feet**.

-Where **no accessory structure can have a footprint greater than 600 square feet nor a height in excess of 20 feet, the applicant is proposing to construct a 30' x 30' detached garage, thus requesting a variance of 300 square feet.**

The property is located at **9 Sylvia Drive** and is identified as **Tax Grid No.: 6257-02-756777** in the Town of Wappinger.

Present: Ronald A. Wesner – Applicant

Site visit on December 10, 2022

Public Hearing on December 13, 2022

**Appeal No.: 21-7738 (Area Variance)**

**Neil Ryan Blaser:** Seeking an area variance Sections 240-30 and 240-37 of District Regulations in an R40/80 Zoning District.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District, the applicant is proposing three accessory buildings.**

-Where **no accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant is proposing to construct a 3200 sf. pole barn with 12' lean to with heat and electric for storage of tractor and farm equipment. This pole barn would be 40' x 80' sf, therefore the applicant is seeking a 2600 sf. variance.**

The property is located at **41 Diddell Road** and is identified as **Tax Grid No.: 6359-03-274312** in the Town of Wappinger.

Present: Frank Smith, Esq. – Attorney for applicant  
Neil Ryan Blaser – Applicant

Site visit on December 10, 2022

Public Hearing on December 13, 2022

**Miscellaneous:**

2023 ZBA meeting dates

Mr. Barr:  
Mr. DellaCorte:  
Vote:

**Motion to approve the 2023 meeting dates.**  
Second the Motion.  
All present voted Aye.

**Mr. DellaCorte:**

Mr. Lorenzini:

Vote:

**Motion to adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:50pm

Bea Ogunti

Secretary

Zoning Board of Appeals