

MINUTES

**Town of Wappinger
Zoning Board of Appeals
January 10, 2023
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	Absent
Mr. Shah	Member	Present

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Neil Ryan Blaser

Adjourned to January 24, 2023

Public Hearing:

Cesar Barzallo

Variance granted

Discussion:

Children's Enrichment Project, LLC

Site visit on January 21, 2023
Public Hearing on January 24, 2023

Jeanette Sotland

Site visit on January 21, 2023
Public Hearing on January 24, 2023

Frank Lingardo

Site visit on January 21, 2023
Public Hearing on January 24, 2023

Frank Verdi

Site visit on January 21, 2023
Public Hearing on January 24, 2023

Video of the January 10 2023 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=6UKRdAOBq4Y&t=405s>

Mr. Shah: Motion to accept the Minutes from
December 13, 2022.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Adjourned Public Hearing:

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 1200 square feet nor a height in excess of 20 feet. The applicant is proposing to construct a 4160 square feet pole barn including a 12' lean to with heat and electric for storage of tractor and farm equipment. This pole barn would be 40' x 80' square feet with a 12' x 80' lean to, therefore the applicant is seeking a 2960 square feet variance.**

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

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

Mr. Shah: Motion to adjourn the Public Hearing to
January 24, 2023.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

Appeal No.: 22-7773 (Area Variance)

Cesar Barzallo: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide 19.1 feet for a house renovation, thus requesting a variance of **15.9 feet.**

The property is located at **15 Spook Hill Road** and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

Present: Edwin Rodriguez – Applicant's representative

Mr. Shah:
Mr. DellaCorte:
Vote:

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

Mr. Barr:
Mr. Shah:
Vote:

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

SPOKE AT PUBLIC HEARING:

Delia Engstram
21 Spook Hill Road
Wappingers Falls, NY 12590

Mr. Galotti:

Motion to grant the applicant the variance. I don't believe the benefit can be achieved by any other feasible means. It will not create an undesirable change in the neighborhood. It will certainly improve it, I'm sure. Whether the request is substantial, it is somewhat substantial but that in and of itself is not enough for me to deny the variance. Whether the request will have any adverse effects on the physical or environmental conditions in the neighborhood, no it will not. Is the alleged difficulty self-created, yes it is but still all in all I'm going to approve the variance.

CONDITION: The porch to remain open and cannot be closed anytime in the future.

Mr. DellaCorte:
Roll Call Vote:

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

Discussion:

Appeal No.: 22-7774 (Area Variance)

Children's Enrichment Project, LLC: Seeking an area variance Sections 240-37 and 240-62 (A) of District Regulations in an HM Zoning District.

-Where **2.0 acres** is required, the applicant can provide **1.4 acres** to allow for a private community, or fraternal recreation club, thus requesting a variance of **0.6 acres**.

The property is located at **2321-2325 Route 9D** and is identified as **Tax Grid No.: 6057-02-987580** in the Town of Wappinger.

Present: Brian Stokosa – Engineer
Lara Tabatznik – Applicant

Site visit on January 21, 2023
Public Hearing on January 24, 2023

Appeal No.: 23-7775 (Area Variance)

Jeanette Sotland: 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 **14.8 feet** for the legalization of an existing 6' x 20' deck, thus requesting a variance of **5.2 feet**.

The property is located at **81 Edgehill Drive** and is identified as **Tax Grid No.: 6358-03-135250** in the Town of Wappinger.

Present: Jeanette Sotland – Applicant

Site visit on January 21, 2023
Public Hearing on January 24, 2023

Appeal No.: 23-7776 (Area Variance)

Frank Lingardo: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-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 the construction of a 40' x 60' (2400 square feet) detached garage, thus requesting a variance of 1800 square feet.**

-Where **50 feet** to the front yard property line is required, the applicant can provide **35 feet** for the construction of a 40' x 60' detached garage, thus requesting a variance of **15 feet**.

The property is located at **139 Curry Road** and is identified as **Tax Grid No.: 6157-01-475622** in the Town of Wappinger.

Present: Frank Lingardo – Applicant

Site visit on January 21, 2023
Public Hearing on January 24, 2023

Appeal No.: 23-7777 (Area Variance)

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

-Where **no more than two accessory structures are permitted on a single family parcel, the applicant is seeking a variance to allow a third accessory structure. The applicant is looking to add an 16' x 24' (384 square feet) pre-fab shed.**

The property is located at **16 Daniel Sabia Drive** and is identified as **Tax Grid No.: 6359-02-507643** in the Town of Wappinger.

Present: Frank Verdi – Applicant

Site visit on January 21, 2023

Public Hearing on January 24, 2023

Mr. Shah:

Mr. Barr

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:00 pm

Bea Ogunti

Secretary

Zoning Board of Appeals