

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
January 24, 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	Present
Mr. Shah	Member	Present

### **Others Present:**

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

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## **SUMMARY**

### **Adjourned Public Hearing:**

Neil Ryan Blaser

Variances granted

### **Public Hearing:**

Children's Enrichment Project, LLC  
Jeanette Sotland  
Frank Lingardo  
Frank Verdi

Variance granted  
Variance granted  
Variances granted  
Variance granted

### **Discussion:**

Julius Morton

Public Hearing on February 14, 2023  
Site visit on February 11, 2023

Karan Garewal

Public Hearing on February 14, 2023  
Site visit on February 11, 2023

**Video of the January 24, 2023 Zoning Board of Appeals Meeting:**

<https://www.youtube.com/watch?v=jlnVOLfU-3I&t=398s>

<b>Mr. Shah:</b>	<b>Motion to accept the Minutes from January 10, 2023.</b>
Mr. DellaCorte:	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.

Present:	Frank Smith – Applicant's Attorney
	Neil Ryan Blaser – Applicant

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

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

<b>Mr. Galotti:</b>	<b>Motion to grant the following variances:</b>
	<b>Variance No.: 1 – Motion to grant the applicant the variance. There is no other feasible means to achieve it. The third structure will not create an undesirable change in the neighborhood. This is not a substantial request. The third structure will not have an adverse or environmental effect in the neighborhood. The alleged difficulty is not self-created.</b>

Mr. Lorenzini:  
Roll Call Vote:

Second the Motion.

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

**Variance No.: 2 – Motion to grant the applicant the variance. Whether the benefit can be achieved by any other means, it might be arguable and it can be a smaller structure. However, you did demonstrate from a feasibility standpoint, a smaller structure will not fit your needs. It will not create an undesirable change in the neighborhood. The request is substantial, however the need for you to use that structure for agricultural uses and for agricultural equipment as you demonstrated makes it less substantial. The request will not have an adverse or physical impact to the neighborhood. The alleged difficulty is somewhat self-created.**

**CONDITION: No rental or lease of that space to anybody else.**

Mr. DellaCorte:  
Roll Call Vote:

Second the Motion.

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

### **Public Hearing:**

#### **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 – Applicant’s Engineer  
Lara Tabatznik – Applicant

Mr. Lorenzini:  
Mr. Shah:  
Vote:

**Motion to open the Public Hearing.**

Second the Motion.

All present voted Aye.

**Mr. DellaCorte:**

Mr. Lorenzini:

Vote:

**Motion to close the Public Hearing.**

Second the Motion.

All present voted Aye.

**Mr. Barr:**

**Motion to grant the applicant the variance. The benefit cannot be achieved by any other feasible means. It is not an undesirable change to the neighborhood. The request is not substantial.**

**There is no physical or environmental effect. The alleged difficulty is self-created.**

**CONDITION: Cannot have roosters on the property.**

Mr. Shah:

Second the motion.

Roll Call Vote:

Mr. DellaCorte YES

Mr. Lorenzini YES

Mr. Shah YES

Mr. Barr YES

Mr. Galotti YES

**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

**Mr. Shah:**

Mr. Lorenzini:

Vote:

**Motion to open the Public Hearing.**

Second the Motion.

All present voted Aye.

**Mr. DellaCorte:**

Mr. Lorenzini:

Vote:

**Motion to close the Public Hearing.**

Second the Motion.

All present voted Aye.

**Mr. DellaCorte:**

**Motion to grant the applicant the variance. The requested variance will not produce an undesirable change in the neighborhood. There will be no substantial detriment to nearby properties. There is no other feasible means to achieve this benefit. The requested variance is not substantial. It will not have an adverse physical or environmental**

**condition in the neighborhood. The alleged difficulty is self-created.**

Mr. Lorenzini:  
Roll Call Vote:

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

**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 30' x 40' (1200 square feet) detached garage, thus requesting a variance of 600 square feet.**

-Where **50 feet** to the front yard property line is required, the applicant can provide **35 feet** for the construction of a 30' x 40' 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

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

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

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

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

**Mr. Galotti:**

**Motion to grant the applicant the variances. The benefit cannot be achieved by any other feasible means. The requested variance will not produce an undesirable effect to the neighborhood. The request is substantial. The request will not have an adverse or physical effect to the neighborhood. The alleged difficulty is self-created.**

Mr. Shah:  
Roll Call Vote:

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

**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: Joanna Valenti – Applicant's representative

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

Mr. Shah: Second the Motion.

Vote: All present voted Aye.

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

Mr. Lorenzini: 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 to the character of the neighborhood. There is no substantial detriment to nearby properties. There is no other feasible means to achieve the benefit you seek. The requested variance is not substantial. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The alleged difficulty is self-created.**

Mr. DellaCorte: Second the Motion.

Roll Call Vote:	Mr. DellaCorte	YES
	Mr. Lorenzini	YES
	Mr. Shah	YES
	Mr. Barr	YES
	Mr. Galotti	YES

**Discussion:**

**Appeal No.: 23-7778 (Area Variance)**

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

-Where **50 feet** to the rear yard property line is required, the applicant can provide **48 feet** for the construction of an 8' x 10' deck with stairs, thus requesting a variance of **2 feet**.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **12.52 feet** for the construction of an 8' x 10' deck with stairs, thus requesting a variance of **7.48 feet**.

The property is located at **12 Fox Hill Road** and is identified as **Tax Grid No.: 6257-01-403820** in the Town of Wappinger.

Present: Julius Morton – Applicant

Public Hearing set for February 14, 2023  
Site visit set for February 11, 2023

**Appeal No.: 23-7779 (Area Variance)**

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

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **2.1 feet** for the legalization of a garage and bathroom, thus requesting a variance of **37.9 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: Nathan Gooden – Engineer

Public Hearing set for February 14, 2023  
Site visit on February 11, 2023

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

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

Respectfully Submitted,

Adjourned: 8:27 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals