

MINUTES

**Town of Wappinger
Zoning Board of Appeals
June 13, 2023
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Galotti	Chairman	Present
Mr. Lorenzini	Co-Chair	Present
Mr. Barr	Member	Present
Mr. DellaCorte	Member	Present
Mr. Shah	Member	Present

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Brian A. Riguzzi	Variance granted
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Discussion:

Shawn M. Adams	Site Visit on June 24, 2023 Public Hearing on June 27, 2023
Eileen Magnotta	Site Visit on June 24, 2023 Public Hearing on June 27, 2023
Cesar A. Barzallo	Site Visit on June 24, 2023 Public Hearing June 27, 2023

Mr. DellaCorte: **Motion to accept the Minutes from May 23, 2023.**
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Video of the June 8, 2021 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=pQDGQ5583Ak&list=PLcJg2q5NlgkcilLKVhTsjnwy p65fGoOM&index=52&t=242s>

Adjourned Public Hearing:

Appeal No.: 23-7792 (Area Variance)

Brian A. Riguzzi: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **25 feet** to the side (left) property line is required, the applicant can provide **6.5 feet** for the legalization of a 10'9" x 16'2" wood shed, thus requesting a variance of **18.5 feet**.

The property is located at **9 Larissa Lane** on 1.1 acres and is identified as **Tax Grid No.: 6358-03-246464** in the Town of Wappinger.

Present: Brian A. Riguzzi – 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. DellaCorte: Second the Motion.
Vote: All present voted Aye.

Mr. DellaCorte: **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 surrounding properties. There is no other feasible method for you to pursue this variance. The variance in my opinion is not substantial. The alleged difficulty is self-created.**

Mr. Lorenzini: Second the Motion.

Roll Call Vote:

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

Discussion:

Appeal No.: 23-7796 (Area Variance)

Shawn M. Adams: Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

-Where **50 feet** to the rear property line is required, the applicant can provide **27 feet** for the installation of a 14' x 30' above ground pool, thus requesting a variance of **23 feet**. The property is located at **38 Red Hawk Hollow Road** on 1.00 acres and is identified as **Tax Grid No.: 6359-02-795544** in the Town of Wappinger.

Present: Shawn M. Adams – Applicant
James Huges – Under the Sun Improvements

Site Visit on June 24, 2023
Public Hearing on June 27, 2023

Appeal No.: 23-7797 (Area Variance)

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

-Where **20 feet** to the side (right) property line is required, the applicant can provide **8.6 feet** for the legalization of an existing 186 sf. screened in porch, thus requesting a variance of **11.4 feet**.

The property is located at **48 DeGarmo Hills Road** on 1.00 acres and is identified as **Tax Grid No.: 6258-02-777827** in the Town of Wappinger.

Present Eileen Magnotta – Applicant

Site Visit on June 24, 2023
Public Hearing on June 27, 2023

Appeal No.: 23-7791 (Area Variance)

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

-Where fences in front yards can have a maximum height of 4 feet, the applicant is requesting a height of 6 feet along two streets, thus requesting a variance to allow a 6 foot fence along Roberts Road and Spook Hill Road.

The property is located at **15 Spook Hill Road** on 1.03 acres and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

Present: Edwin Rodriguez – Applicant's Contractor

Site Visit on June 24, 2023
Public Hearing on June 27, 2023

Alpine Commons Multi-family Workforce Housing:

Mr. Galotti: For the record, I received Barbara Roberti's Interpretation in regards to the Alpine Commons Multi-family Workforce Housing project. I am in the process of digesting it.

Miscellaneous:

RFP

Mr. Lorenzini: At the last meeting, I had asked for the possibility of a new attorney.

Mrs. Roberti: To change attorneys, this Board will have to RFP which is a request for proposal. A written narrative of what you are looking for will have to be published and you have to wait until people are brought in from whatever firm.

Mrs. Roberti continues to elaborate on the procedure of the RFP process.

Mr. Galotti: So typically, how do we start that process?

Mrs. Roberti: If you want to start and since it's just one position, I can look for one. The Planning Board is more involved than yours and they are looking for three different positions.

Mr. Galotti: Okay.

Mrs. Roberti: We will need a motion and to do that you will need a majority.

Mr. Galotti: Motion to have Mrs. Roberti RFP for an attorney.

Mr. Lorenzini: Second the Motion.

Roll Call Vote:

Mr. DellaCorte	YES
Mr. Lorenzini	YES
Mr. Shah	Abstain
Mr. Barr	NO
Mr. Galotti	YES

Mr. Shah:
Mr. Lorenzini:
Vote:

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

Respectfully Submitted,

Adjourned: 7:39 pm

Bea Ogunti
Secretary
Zoning Board of Appeals