

MINUTES

**Town of Wappinger
Zoning Board of Appeals
July 25, 2023
Time: 7:00PM**

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

Summarized Minutes

Members:

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

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

33 Middlebush Road	Adjourned to August 22, 2023
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Julius Morton	Adjourned to August 22, 2023
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Adjourned Public Hearing:

Cesar A. Barzallo	Adjourned to August 22, 2023
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Discussion:

Christopher & Sherry DiCesare	Site Visit on August 19, 2023 Public Hearing on August 22, 2023
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Frank & Carol Borassi	Site Visit on August 19, 2023 Public Hearing on August 22, 2023
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Video of the July 25, 2023 Zoning Board of Appeals Meeting:

https://www.youtube.com/watch?v=pf0wf_qYtOA

Mr. Barr:	Motion to accept the Minutes from June 27, 2023.
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

Appeal No.: 23-7798 (Area Variance)

33 Middlebush Road: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **75 feet** to a County road front yard property line is required, the applicant can provide **29 feet** for the reconstruction of a dilapidated building structure for contractor storage, thus requesting a variance of **46 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **39 feet** for the reconstruction of a dilapidated building structure for contractor storage, thus requesting a variance of **11 feet**.

The property is located at **33 Middlebush Road** on a total of 1.75 acres and is identified as **Tax Grid Nos.: 6157-01-396837 (0.87 acres) and 6157-01-414840 (0.88 acres)** in the Town of Wappinger.

Present:	Troy Wojciekofsky – Engineer
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Mr. Barr:	Motion to open the Public Hearing.
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

Mr. Shah:	Motion to adjourn the Public Hearing to August 22, 2023.
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

Appeal No.: 23-7799 (Area Variance)

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

-Where **40 feet** to the rear property line is required, the applicant can provide **20.5 feet** for the construction of an 18' x 36' in ground pool, thus requesting a variance of **19.05 feet**.

The property is located at **12 Fox Hill Road** on 1.00 acres and is identified as **Tax Grid No.: 6257-01-403820** in the Town of Wappinger.

Present: Julius Morton – Applicant

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

Mr. DellaCorte: Motion to adjourn the Public Hearing to August 22, 2023.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Adjourned Public Hearing:

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 representative

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

Mr. DellaCorte: Motion to adjourn the Public Hearing to adjourn to August 22, 2023.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Discussion:

Appeal No.: 23-7800 (Area Variance)

Christopher & Sherry DiCesare: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where **25 feet** to the side (left) property line is required, the applicant can provide **1 foot** for the construction of a 12' x 24' shed, thus requesting a variance of **24 feet**.

The property is located at **455 All Angels Hill Road** on .69 acres and is identified as **Tax Grid No.: 6357-03-151049** in the Town of Wappinger.

Present: Christopher DiCesare – Applicant

Site visit on August 19, 2023

Public Hearing on August 22, 2023

Appeal No.: 23-7801 (Area Variance)

Frank & Carol Borassi: Seeking an area variance Sections 240-37 and 240-53 (B) (4) of District Regulations in an R-3A Zoning District.

-Where **40 feet** to the side (left) property line is required, the applicant can provide **35 feet** for the construction of a new addition, thus requesting a variance of **5 feet**.

-Where no more than 35% of the current sf. can be used or a maximum of 1,000 sf. for an accessory apartment, the applicant is proposing an accessory apartment of 1,568 sf., thus requesting a variance of 568 sf. This apartment is **1,148 sf.** on main floor with **420 sf.** loft above.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **28 feet** for the legalization of an existing above ground pool, thus requesting a variance of **22 feet**.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **32 feet** for the legalization of an existing pool deck, thus requesting a variance of **18 feet**.

The property is located at **36 Smith Crossing Road** on 4.7 acres and is identified as **Tax Grid No.: 6359-03-102389** in the Town of Wappinger.

Present: Al Cappelli – Architect

Site visit on August 19, 2023

Public Hearing on August 22, 2023

Mr. DellaCorte:

Mr. Barr:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:09 pm

Bea Ogunti

Secretary

Zoning Board of Appeal