

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
October 10, 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. Lorenzini	Member	Present
Mr. Shah	Member	Present

### **Others Present:**

Mr. Horan	Town Attorney
Mr. Simpson	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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## **SUMMARY**

### **Adjourned Public Hearing:**

Alpine Commons Multi-family  
Housing  
Shoaib Naweed

Public Hearing closed  
Attorney & Planner authorized to draft Decision  
Variance granted

### **Public Hearing:**

Allison Ketcham

Variance granted

### **Discussion:**

Douglas Mann

Site Visit on November 11, 2023  
Public Hearing on November 14, 2023

Joseph F. Grotzer, Jr.

Site Visit on November 11, 2023  
Public Hearing on November 14, 2023

Nicolas Martucci

Site Visit on November 11, 2023  
Public Hearing on November 14, 2023

Eric & Kelley Bender

Site Visit on November 11, 2023  
Public Hearing on November 14, 2023

**Video of the October 10, 2023 Zoning Board of Appeals Meeting:**

**Part 1:**

[https://www.youtube.com/watch?v=rCAy6GsIR\\_A](https://www.youtube.com/watch?v=rCAy6GsIR_A)

**Part 2:**

<https://www.youtube.com/watch?v=cBMEdnIq5g8&t=5347s>

**Mr. Shah:**

**Motion to accept the Minutes from September 26, 2023.**

Mr. Barr:

Second the Motion.

Vote:

All present voted Aye.

**Mr. Galotti:**

**Motion to go into Executive Session for legal advice.**

Mr. DellaCorte:

Second the Motion.

Vote:

All present voted Aye.

**Mr. Galotti:**

**Motion to come out of Executive Session.**

Mr. Lorenzini:

Second the Motion.

Vote:

All present voted Aye.

**Adjourned Public Hearings:**

**Appeal No.: 22-7772 (Area Variance)**

**Alpine Commons Multi-family Workforce Housing:** Seeking an area variance Sections 240-37 and 240-81.7 of District Regulations in an SC Zoning District.

-Where a maximum of **48 dwelling units** is allowed, the applicant is proposing **144 dwelling units**, thus requesting a variance for an increase in the density for Mixed Uses to allow for **96 additional dwelling units** to be constructed.

-Where **2.5 stories or 35 feet** maximum building height is allowed, the applicant is requesting an increase to **3.5 stories or 50 feet building height**, thus requesting a variance of 1 story and/or **15 feet building height**.

The property is located at **1404 Route 9** and is identified as **Tax Grid No.: 6157-02-707773** in the Town of Wappinger. (Lead Agency: January 31, 2023)

Present:

Neil Alexander – Attorney

Brian Donato – Dakota Partners

**Mr. DellaCorte:**

**Motion to open the Adjourned Public Hearing.**

Mr. Shah:

Second the Motion.

Vote:

All present voted Aye.

**PUBLIC COMMENTS:**

John Collins  
49 Losee Road  
Wappingers Falls, NY

Jim Glorioso  
50 Losee Road  
Wappingers Falls, NY

Nick Clark  
33 Sucich Place  
Wappingers Falls, NY

Grace Martin  
52 Fieldstone Loop  
Wappingers Falls, NY

Sally Williams  
1 Briar Lane  
Wappingers Falls, NY

Barbara Defelipo  
56 Lanegate Road  
Wappingers Falls, NY

Courtney  
15 Losee Road  
Wappingers Falls, NY

Sarah Dobbins  
6 Schuele  
Wappingers Falls, NY

Bruce Flower  
2 Stenger Court  
Wappingers Falls, NY

Ken Christmen  
237 Old Hopewell Road  
Wappingers Falls, NY

**Mr. Galotti:** **Motion to close the Adjourned Public Hearing.**  
**Mr. Lorenzini:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Galotti:** **Motion to authorize the Town Attorney and Town Planner to draft a decision for the November 14, 2023 meeting.**  
**Mr. DellaCorte:** Second the Motion.  
**Vote:** All present voted Aye.

**Appeal No.: 23-7803 (Area Variance)**

**Shoaib Naweed:** 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 **29.5 feet** for the construction of a 34' x 6' covered front porch, thus requesting a variance of **5.5 feet**.

The property is located at **21 Macintosh Lane** on 0.70 acres and is identified as **Tax Grid No.: 6258-04-610023** in the Town of Wappinger.

**Present:** Shoaib Naweed – Applicant

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

**Mr. Lorenzini:** **Motion to close the Adjourned Public Hearing.**  
**Mr. Barr:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Barr:** **Motion to grant the applicant the variance. I think it's a good move to add the porch to the house to help beautify the character of the neighborhood. The benefit cannot be achieved by any other feasible means. It is not an undesirable change to the neighborhood. The requested variance is not substantial and it will not have an adverse environmental effect. The alleged difficulty is self-created.**

**Mr. Shah:** Second the Motion.  
**Roll Call Vote:**  
Mr. DellaCorte YES  
Mr. Lorenzini YES  
Mr. Shah YES  
Mr. Barr YES  
Mr. Galotti YES

**Public Hearings:**

**Appeal No.: 23-7804 (Area Variance)**

**Allison Ketcham:** Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **18.4 feet** for the legalization of an existing 16' x 24' shed with attached 8' x 7' porch, thus requesting a variance of **31.6 feet**.

The property is located at **67 Smith Crossing Road** on 2.4 acres and is identified as **Tax Grid No.: 6359-01-012591** in the Town of Wappinger.

Present: Allison Ketcham – Applicant

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

Mr. DellaCorte: Second the Motion.

Vote: All present voted Aye.

**PUBLIC COMMENTS:**

Elliott DiRiggo  
60 Smith Crossing Road  
Wappingers Falls, NY

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

Mr. Shah: Second the Motion.

Vote: All present voted Aye.

**Mr. Lorenzini:** **Motion to grant the applicant the variance. The requested variance will not create an undesirable change to the character of the neighborhood. There will be no substantial detriment to nearby properties. There is no other feasible method to achieve the benefit you pursue. The requested variance is substantial because of the layout of the property. The proposed variance will not have an adverse effect on the physical impact of the environment or nearby district. The alleged difficulty is self-created but I don't see that as a detriment to granting this variance.**

Mr. Barr: Second the Motion.

Roll Call Vote: Mr. DellaCorte YES

Mr. Lorenzini YES

Mr. Shah YES

Mr. Barr YES

Mr. Galotti YES

**Discussions:**

**Appeal No.: 23-7805 (Area Variance)**

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

**-Where no accessory structure on one acre shall be more than 800 square feet in size, the applicant is proposing a 30' x 40' garage (1200 square feet), thus requesting a variance of 400 square feet.**

The property is located at **20 Widmer Road** on 1.00 acre and is identified as **Tax Grid No.: 6158-04-686447** in the Town of Wappinger.

Present:                                      Douglas Mann – Applicant

Site Visit on November 11, 2023

Public Hearing on November 14, 2023

**Appeal No.: 23-7806 (Area Variance)**

**Joseph F. Grotzer, Jr.:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

**-Where no accessory structure can be larger than 600 square feet in size on less than one acre, the applicant is proposing the legalization of a 12' x 19' (228 sf.) rear shed addition to a legal 20' x 24' (480 sf.) pole barn a total of 708 sf., thus requesting a variance of 108 square feet.**

The property is located at **62 DeGarmo Hills Road** on .57 acres and is identified as **Tax Grid No.: 6258-02-773909** in the Town of Wappinger.

Present:                                      Joseph F. Grotzer, Jr. – Applicant

Site Visit on November 11, 2023

Public Hearing on November 14, 2023

**Appeal No.: 23-7807 (Area Variance)**

**Nicolas Martucci:** Seeking an area variance Section 240-37 and 240-31 of District Regulations in an R40 Zoning District.

**-Where 1200 sf. minimum size dwelling unit is required, the applicant can provide 536.5 sf, thus requesting a variance of 663.5 sf for the renovation and expansion of a structure.**

The property is located at **221 Stonykill Road** on 1.00 acre and is identified as **Tax Grid No.: 6156-01-037510** in the Town of Wappinger.

Present:                                      Nicolas Martucci – Applicant

Site Visit on November 11, 2023

Public Hearing on November 14, 2023

**Appeal No.: 23-7808 (Area Variance)**

**Eric & Kelley Bender:** Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **50 feet** to the front yard property line is required, the applicant can provide **32 feet** for the construction of a 6' x 21' extension of front steps including landing and additional stairs, thus requesting a variance of **18 feet**.

The property is located at **18 Vorndran Drive** on 1.18 acres and is identified as **Tax Grid No.: 6357-01-040897** in the Town of Wappinger.

Present: Eric & Kelley Bender – Applicants

## Site Visit on November 11, 2023

Public Hearing on November 14, 2023

**Mr. Lorenzini:**

Mr. Shah:

Vote:

**Motion to adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 10:05pm

Bea Ogunti

Secretary

## Zoning Board of Appeals