

MINUTES

**Town of Wappinger
Zoning Board of Appeals
November 28, 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

Public Hearing:

Sally Boyce

Variances granted

Video of the November 28, 2024 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=Wsj3gDQHF9A>

Mr. Lorenzini:	Motion to accept the Minutes from November 14, 2023.
Mr. Shah:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

Appeal No.: 23-7809 (Area Variance)

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

-Where **10 feet** to the rear yard property line is required, the applicant can provide **2 feet** for the legalization of an existing 9'8" x 9'5" shed, thus requesting a variance of **8 feet**.

-Where **25 feet** to the side (right) yard property line is required, the applicant can provide **15 feet** for the legalization of an existing car port, thus requesting a variance of **10 feet**.

-Where **50 feet** to the front yard property line is required, the applicant can provide **25 feet** for the legalization of an existing car port, thus requesting a variance of **25 feet**.

The property is located at **10 Card Road** on 0.35 acres and is identified as **Tax Grid No.: 6157-04-520274** in the Town of Wappinger.

Present:	Joseph Boyce – Applicant
----------	--------------------------

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

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

Mr. Shah: Motion to grant the following variance for the shed. The benefit cannot be achieved by any other feasible means. It will not produce an undesirable change to the character of the neighborhood. The request is significantly high, more than I would like to see. The proposed variance will not have any negative impact to the physical or environmental conditions in the neighborhood or district. The alleged difficulty is self-created but not enough for me to deny.
CONDITION: Shed cannot be replaced in the same location. Must meet current zoning regulations.

Mr. Barr: Second the Motion.

Roll Call Vote:

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

Mr. Shah: Motion to grant the following variance for the car port. The requested variance will not produce an undesirable change in the character of the neighborhood. There is no substantial detriment to nearby properties. The requested variance is substantial. There will be no adverse 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

Mr. Lorenzini:

Mr. Shah:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:21pm

Bea Ogunti

Secretary

Zoning Board of Appeals