

MINUTES

**Town of Wappinger
Zoning Board of Appeals
January 9, 2024
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. Denardo	Member	Present

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Peter T. Ball	Variance granted
Kayla K. Weise	Variances granted

Discussion:

Pedro Pintado	No show
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Video of the January 9, 2024 Zoning Board of Appeals Meeting:

https://www.youtube.com/watch?v=k8_egGeqRSs&list=PLcJg2q5NlgkcilKVhTsjnwyp65fGoOM&index=62

Mr. Galotti: I would like to welcome Mr. Denardo to the Zoning Board of Appeals.

Mr. Barr: Motion to accept the Minutes from December 12, 2023.

Mr. Lorenzini: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

Appeal No.: 23-7811 (Area Variance)

Peter T. Ball: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where an accessory structure is allowed up to 800 square feet in size on an acre, the applicant is proposing a garage of 1,464 square feet, thus requesting a variance of 664 square feet.

The property is located at **13 Orange Court** on 1.21 acres and is identified as **Tax Grid No.: 6157-02-900890** in the Town of Wappinger.

Present: Peter T. Ball – Applicant

Mr. Lorenzini: Motion to open the Public Hearing.

Mr. Barr: Second the Motion.
Vote: All present voted Aye.

PUBLIC COMMENTS:

Donald Pavalock
11 Orange Court
Wappingers Falls, NY 12590

Wojciech Moranda
7 Orange Court
Wappingers Falls, NY 12590

Ryan Wright
3 Bell-Air Lane
Wappingers Falls, NY 12590

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

Mr. Barr: **Motion to grant the applicant the variance. The benefit cannot be achieved by any other feasible means. There is no undesirable change to the neighborhood. The request is substantial. There is no adverse physical or environmental effect. The alleged difficulty is self-created. CONDITION:**

- 1. Solid 6-foot fence along right side property line from the right side of the house to rear property line.**
- 2. Void Variance No. 16-7591.**

Mr. DellaCorte: Second the Motion.
Roll Call Vote:

Mr. DellaCorte	YES
Mr. Lorenzini	YES
Mr. Barr	YES
Mr. Denardo	ABSTEEN
Mr. Galotti	YES

Appeal No.: 23-7812 (Area Variance)

Kayla K. Weise: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can provide **10.6' feet** for the installation of an inground pool, thus requesting a variance of **9.4' feet**.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **9'.3' feet** for the installation of an inground pool, thus requesting a variance of **30'.7' feet**.

-Where **10 feet** to the side yard property line is required, the applicant can provide **7.2' feet** for the construction of a 10' x 14' shed, thus requesting a variance of **2'.8'**.

-Where **10 feet** to the rear property line is required, the applicant can provide **5.9' feet** for the construction of a 10' x 14' shed, thus requesting a variance of **4.1' feet**.

The property is located at **52 Helen Drive** on .36 acres and is identified as **Tax Grid No.: 6158-02-786871** in the Town of Wappinger.

Present: Kayla K. Weise – Applicant

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

PUBLIC COMMENTS:

Brenda South
22 Cindy Lane
Wappingers Falls, NY 12590

PUBLIC COMMENTS CONTINUED:

Mark Rothstein
24 Cindy Lane
Wappingers Falls, NY 12590

Freddy Quispe
15 Barbara Drive
Wappingers Falls, NY 12590

Mr. DellaCorte:
Mr. Lorenzini:
Vote:

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

Mr. Galotti:

Motion to grant the applicant the following variances:
Variance No.1 – The requested variance will not produce an undesirable change to the neighborhood. There is no detriment to nearby properties. There is no other feasible means to achieve the benefit. The requested variance is substantial. The alleged difficulty is self-created.

Mr. Lorenzini:
Roll Call Vote:

Second the Motion.
Mr. DellaCorte YES
Mr. Lorenzini YES
Mr. Barr YES
Mr. Denardo ABSTEEN
Mr. Galotti YES

Mr. Galotti:

Motion to grant the applicant the following variance:
Variance No. 2 – The requested variance will not produce an undesirable change to the neighborhood. There is no detriment to nearby properties. There is no other feasible means to achieve the benefit. The requested variance is substantial. The alleged difficulty is self-created.

Mr. Lorenzini:
Roll Call Vote:

Second the Motion.
Mr. DellaCorte YES
Mr. Lorenzini YES
Mr. Barr NO
Mr. Denardo ABSTEEN
Mr. Galotti YES

Mr. Galotti:

Motion to grant the applicant the following variances:

Variance Nos. 3 and 4 – The requested variances will not produce an undesirable change to the neighborhood. There is no detriment to nearby properties. There is no other feasible means to achieve the benefit. The requested variances are not substantial. The alleged difficulty is self-created.

Mr. Lorenzini:
Roll Call Vote:

Second the Motion.

Mr. DellaCorte	YES
Mr. Lorenzini	YES
Mr. Barr	YES
Mr. Denardo	ABSTEEN
Mr. Galotti	YES

CONDITION: A 6-foot privacy fence to be installed along the side and rear of the property.

Discussion:

Appeal No.: 23-7810 (Area Variance)

Pedro Pintado: Seeking an area variance Section 240-37 of District Regulations in an R-80 Zoning District.

-Where no accessory structure is allowed over 800 sf. in a one acre zoning district, the applicant has added to a pre-existing barn, size (30' x 20.5'), with an additional 20.5' x 30' sf. addition, with a roof overhang close to the property line. The original barn was 621 sf., now the structure is 1242 sf, thus requesting a variance of 442 sf., to allow the 30' x 20.7' addition to remain. These measurements do not include the roof overhang on either side.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide "0" feet for the overhang on the original barn structure, thus requesting a variance of 40 feet for a roof overhang on an existing barn to remain.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide 7.5 feet for original barn structure, thus requesting a variance of 32.5 sf., to allow existing building built around 1970 to remain.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide 6 feet, thus requesting a variance of 34 feet to allow for a new addition to remain.

-Where 40 feet to the side yard (left) property line is required, the applicant can provide 2 feet for the shed, thus requesting a variance of 38 feet to allow for a 4 feet overhang to remain.

The property is located at **136 Stonykill Road** on 1.00 acre and is identified as **Tax Grid No.: 6056-02-897684** in the Town of Wappinger.

Mr. Pintado was a "no show".

Mr. Galotti:
Mr. Lorenzini:
Vote:

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

Respectfully Submitted,

Adjourned: 8:45 pm

Bea Ogunti
Secretary
Zoning Board of Appeals