

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
February 27, 2024  
Time: 7:00PM**

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

Summarized Minutes

### **Members:**

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

### **Others Present:**

Mrs. Subrize	Deputy Zoning Administrator
Mrs. Ogunti	Secretary

---

## **SUMMARY**

### **Adjourned Public Hearing:**

Pedro Pintado

Adjourned to March 12, 2024

### **Public Hearing:**

Joseph Sabatelli

Variances granted

### **Discussion:**

Dara Gray (Estate)

Site Visit on March 9, 2024  
Public Hearing on March 12, 2024

**Video of the February 27, 2024 Zoning Board of Appeals Meeting:**

<https://www.youtube.com/watch?v=KCT206XBJno&list=PLcCjg2q5NIqkcilLKVhTsinwyp65fGoOM&index=63>

<b>Mr. DellaCorte:</b>	<b>Motion to accept the Minutes from February 13, 2024.</b>
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

**Adjourned Public Hearing:**

**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.

Present:	William Sattler – Applicant's Engineer
	Pedro Pintado – Applicant

<b>Mr. Lorenzini:</b>	<b>Motion to open the Adjourned Public Hearing.</b>
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

Mr. Barr:	<b>Motion to adjourn the Public Hearing to March 12, 2024.</b>
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

**Public Hearing:**

**Appeal No.: 24-7813 (Area Variance)**

**Joseph Sabatelli**: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **25 feet** to the side (right) yard property line is required, the applicant can provide **20 feet** for a new addition, thus requesting a variance of **5 feet**.

-Where **50 feet** to the front property line is required, the applicant can provide **12.3 feet** for a new addition, thus requesting a variance of **37.7 feet**.

-Where **25 feet** to the side (left) yard property line is required, the applicant can provide **3.6 feet** for an existing garage, thus requesting a variance of **21.4 feet**.

-Where **50 feet** to the front property line is required, the applicant can provide **1.7 feet** for an existing garage, thus requesting a variance of **48.3 feet**.

The property is located at **5 Peters Road** on 0.31 acre and is identified as **Tax Grid No.: 6357-03-066044** in the Town of Wappinger.

Present: Michael Berta – Engineer for Applicant

<b>Mr. Lorenzini:</b>	<b>Motion to open the Public Hearing.</b>
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

<b>Mr. Lorenzini:</b>	<b>Motion to close the Public Hearing.</b>
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

**PUBLIC COMMENTS:**

Angel & Tanya Hernadez  
7 Peters Road  
Wappingers Falls, NY 12590

**Mr. DellaCorte:** Motion to grant the applicant the variances. The requested variances will not produce an undesirable change to the neighborhood. Knowing Mr. Pilon's work, it's going to be high quality. There will be no substantial

detriment to nearby neighbors. With the septic and leach field where it is and the setback being narrow to begin with, there is no other feasible means for you to pursue this. The requested variances are substantial. I do not believe the variances will have an adverse impact on the physical or environmental conditions in the neighborhood or district. The alleged difficulty is not self-created due to the age of the structure. **CONDITION:** Existing driveway to be removed and replaced with a curb cut to the new garage.

Mr. Lorenzini:  
Roll Call Vote:

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

**Discussion:**

**Appeal No.: 24-7815 (Area Variance)**

**Dara Gray (Estate):** Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **22.6 feet** for the legalization of a 9.1' x 22.2' shed, thus requesting a variance of **17.4 feet**.

The property is located at **811 Wheeler Hill Road** on 0.80 acre and is identified as **Tax Grid No.: 6057-04-681095** in the Town of Wappinger.

Present: Hope Gray – Trustee for the Estate of Dara Gray

Site Visit on March 9, 2024.  
Public Hearing on March 12, 2024

**Mr. DellaCorte:**  
Mr. Denardo:  
Vote:

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

Respectfully Submitted,

Adjourned: 7:25 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals