

MINUTES

**Town of Wappinger
Zoning Board of Appeals
March 26, 2024
Time: 7:00PM**

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

Summarized Minutes

Members:

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

Others Present:

Mrs. Subrize	Deputy Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Sam Kusnetz & Alana Jacoby	Variance granted.
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Discussion:

Christopher & Nicole Sawicki	Public Hearing on April 9, 2024 Site Visit on April 6, 2024
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Kayla & Christopher Morales	Public Hearing on April 9, 2024 Site Visit on April 6, 2024
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DC Sports Renovation	Public Hearing on April 9, 2024 Site Visit on April 6, 2024
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Mr. Denardo: Motion to accept the Minutes from March 12, 2024.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Video of the March 26, 2024 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=H8aRprcjK6I&list=PLcCig2q5NIqkcilLKVhTsinwyp65fGoOM&index=65>

Public Hearing:

Appeal No.: 24-7816 (Area Variance)

Sam Kusnetz and Alana Jacoby: Seeking an area variance Section 240-37 of District Regulations in an R-10 Zoning District.

-Where **25 feet** to the front yard property line is required, the applicant can provide **7' 6 1/4"** for a 575 sf., addition to include two (2) office spaces, lounge and bathroom, thus requesting a variance of **17' 5 3/4"**.

The property is located at **10 Liberty Street** on 0.30 acre and is identified as **Tax Grid No.: 6056-09-014563** in the Town of Wappinger.

Present: Justin Kacur – Applicant’s Architect

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

Mr. DellaCorte: Motion to close the Public Hearing.
Mr. Denardo: Second the Motion.
Vote: All present voted Aye.

Mr. Galotti: Motion to grant the applicant the variance. I don’t believe the benefit can be achieved by any other feasible means. I don’t believe it will cause any undesirable change to the neighborhood. I think the architecture will blend quite well with the existing structure and the structures around it. The request is substantial however, I don’t believe it’s enough for me to deny the variance. The change will not create any undesirable or effects to the environment and the alleged difficulty is self-created. Again, not enough for me to deny the variance.

Mr. Denardo: Second the Motion.

Roll Call Vote:

Mr. DellaCorte	YES
Mr. Barr	YES
Mr. Denardo	YES
Mr. Galotti	YES

Discussion:

Appeal No.: 24-7817 (Area Variance)

Christopher & Nicole Sawicki: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side (left) yard property line is required, the applicant can provide **14.5 feet** for the construction of a 4.5 x 4.5 deck with stairs, thus requesting a variance of 5.5 feet.

The property is located at **105 Edgehill Drive** on .52 acres and is identified as **Tax Grid No.: 6358-03-141136** in the Town of Wappinger.

Present: Mr. Christopher Sawicki – Applicant

Public Hearing on April 9, 2024

Site Visit on April 6, 2024

Appeal No.: 24-7818 (Area Variance)

Kayla & Christopher Morales: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **25 feet** to the side (left) yard property line is required, the applicant can provide **13' 9"** for the construction of an 8 x 15 pool deck with stairs on the left side of the property, thus requesting a variance of **11' 3"**.

The property is located at **23 Dose Road** on .51 acres and is identified as **Tax Grid No.: 6358-03-011336** in the Town of Wappinger.

Present: Public Hearing on April 9, 2024

Site Visit on April 6, 2024

Appeal No.: 24-7819 (Area Variance)

DC Sports Renovation: Seeking an area variance Section 240-37 of District Regulations in an HD Zoning District.

-Where **75 feet** from the front property line on a county or state road is required, the applicant can provide **15 feet** for the construction of a ropes/aerial course, thus requesting a variance of 60 feet.

The property is located at **1630 Route 9** on 2.95 acres and is identified as **Tax Grid No.: 6158-04-551329** in the Town of Wappinger.

Present: Ray Vanvoorhis – Applicant's Architect

Dan Pizzarelli – Applicant

Mr. Galotti:
Mr. Denardo:
Vote:

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

Respectfully Submitted,

Adjourned: 7:44 pm

Bea Ogunti
Secretary
Zoning Board of Appeals