

## AGENDA as of July 9, 2024

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: July 23, 2024  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from June 25, 2024.

### Public Hearing:

#### Appeal No.: 24-7825 (Area Variance)

Maria Zavala: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where 25 feet to the side yard (left) property line is required, the applicant can provide 12 feet for the construction of a new single family home, thus requesting a variance of 13 feet.

-Where 25 feet to the side yard (right) property line is required, the applicant can provide 18 feet for the construction of a new single family home, thus requesting a variance of 7 feet.

-Where 50 feet to the front yard property line is required, the applicant can provide 26 feet for the construction of a new single family home, thus requesting a variance of 24 feet. The property is located at 112 Stonykill Road on 0.30 acres and is identified as Tax Grid No.: 6056-02-873710 in the Town of Wappinger.

### Discussion:

#### Appeal No.: 24-7826 (Area Variance)

Robert Tedone: Seeking an area variance Sections 240-37 and 240-53B9(a) of District Regulations in an R-20 Zoning District.

-Where no more than one entrance is allowed in the front of a one-family dwelling, the applicant is proposing a new (31' 6 x 30), 2 car garage with electric as an accessory apartment for his mother in an existing garage. The property is located at 51 Widmer Road on 15.74 acres and is identified as Tax Grid No.: 6158-02-827615 in the Town of Wappinger.

**Discussion Continued:**

**Appeal No.: 24-7827 (Area Variance)**

**Cesar Barzallo**: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide

**11.7 feet** for a new front porch to remain, thus requesting a variance of **23.3 feet**.

The property is located at **15 Spook Hill Road** on 1.032 acres and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

**Appeal No.: 24-7828 (Area Variance)**

**Porco Variance – (Stanley Porco and Carlo Porco)**: Seeking an area variance Sections 240-21 (F) (3) and 240-21 (F) (2) of District Regulations in an R-20 Zoning District.

**-Where no fencing or columns are to be over 4 feet in height in a front yard, the applicant is proposing a wall of 7 feet in height and fencing at 6 feet in height for the installation of a metal gate and columns at the end of the driveway, thus requesting a variance of 3 feet.**

**-Where only 4 feet height for fencing in the front yard is permitted, the applicant is proposing 6 feet in height of fencing for the installation of a security fence, thus requesting a variance 2 feet.**

The properties are located as follows:

**84 New Hackensack Road – Tax Grid No.: 6158-02-730610** (Stanley Porco – 6.44 acres)

**86 New Hackensack Road – Tax Grid No.: 6158-02-733579** (Carlo Porco – 2.57 acres)  
in the Town of Wappinger.

**Appeal No.: 24-7829 (Area Variance)**

**Doreen M. Spano**: 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

**8 feet** for the legalization of an existing 10' x 16' shed, thus requesting a variance of

**12 feet**. The property is located at **11 Martin Drive** and is identified as **Tax Grid No.:**

**6258-02-981960** in the Town of Wappinger.