

Mr. Barr: Motion to accept the Minutes from June 11, 2024.
Mr. DellaCorte: Second the Motion.
Vote: All present voted Aye.

Video of the June 25, 2024 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=dvR1RHVtJFY&list=PLcCjg2q5NIgkciLKVhTsInwyp65fGoOM&index=71>

Public Hearing:

Appeal No.: 24-7824 (Area Variance)

Charles Hengst: Seeking an area variance Section 240-37 of District Regulations in an R-15 Zoning District.

-Where **30 feet** to the rear yard property line is required, the applicant can provide **18.9 feet** for the legalization of an above ground pool with a 12' x 12' deck, thus requesting a variance of **11.10 feet**. The property is located at **7 Ardmore Drive** on 0.27 acres and is identified as **Tax Grid No.: 6257-03-255450** in the Town of Wappinger.

Present: Charles Hengst – Applicant

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

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

Mr. Lorenzini: Motion to grant the applicant the variance. The requested variance will not produce an undesirable change to the character of the neighborhood. There will be no substantial detriment created to nearby properties. There is no other feasible method available because the pool is already where it is. The requested variance is not substantial. The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district. The alleged difficulty is self-created.
CONDITION: If the pool were to be removed in the future, the variance goes away.

Mr. Denardo: Second the Motion.
Roll Call Vote: Mr. DellaCorte YES
Mr. Lorenzini YES
Mr. Barr YES
Mr. Denardo YES
Mr. Galotti YES

Discussion:

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.

Present: Edward Zavala – Applicant’s representative

Site visit on July 20, 2024.
Public Hearing on July 23, 2024.

Mr. Lorenzini: **Motion to adjourn.**
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:25 pm
Bea Ogunti
Secretary
Zoning Board of Appeals