

MINUTES

**Town of Wappinger
Zoning Board of Appeals
September 10, 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:

Porco Variance	Public Hearing adjourned to October 8, 2024
Ronald & Jeanne Paino	Variance granted
Dominic & Lucy DeSantis	Public Hearing adjourned to November 26, 2024

Discussion:

Careta Phillips	Site visit set for September 21, 2024
	Public Hearing set for September 24, 2024

Video of the September 10, 2024 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=KxxG8T1rXz8>

Mr. Lorenzini:	Motion to accept the Minutes from August 27, 2024.
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

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.

Present: Paul Porco – Applicant’s representative

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

Mr. Galotti:	Motion to adjourn the Public Hearing to October 8, 2024.
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

Appeal No.: 24-7830 (Area Variance)

Ronald & Jeanne Paino: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **50 feet** to the front yard property line is required, the applicant can provide **22 feet** for the construction of an 8' x 22' covered porch with two steps, thus requesting a variance of **28 feet**. The property is located at **20 Pleasant Lane** on .38 acres and is identified as **Tax Grid No.: 6157-01-422723** in the Town of Wappinger.

Present: Ronald & Jeanne Paino – Applicants

Mr. Lorenzini: **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. 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 methods available for you to pursue to achieve the benefit you seek other than the requested variance. The requested variance is not substantial. The requested variance will not have an adverse impact on the physical or environmental effects on the neighborhood or district. The alleged difficulty is self-created because this is what they want to do and I understand why they want to this because it makes sense.**

Mr. DellaCorte: Second the Motion.

Roll Call Vote:

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

Appeal No.: 24-7831 (Area Variance)

Dominic & Lucy DeSantis: Seeking an area variance Sections 240-37 and 240-53 B (4) of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **16 feet** for the construction of a 25' x 36' accessory apartment over the garage, thus requesting a variance of **4 feet**.

-Where no more than 35% of the gross floor area of said principal dwelling and in no event shall exceed 1,000 sf., of gross floor area. The applicant is proposing a

900 sf., (39%) accessory apartment. The house is 2300 sf., and 805 sf. would be 35%. Therefore, the applicant is requesting a variance 95 sf. or 4%. The property is located at **8 MacIntosh Lane** on .38 acres and is identified as **Tax Grid No.: 6257-02-614932** in the Town of Wappinger.

Present: Alfred Cappelli, Jr. – Applicants' Architect

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

PUBLIC COMMENTS:

Adam Sinclair
10 MacIntosh Lane
Wappingers Falls, NY 12590

Susan Sinclair
10 MacIntosh Lane
Wappingers Falls, NY 12590

Mr. DellaCorte: **Motion to adjourn the Public Hearing to November 26, 2024.**
Mr. Denardo: Second the Motion.
Vote: All present voted Aye.

Discussion:

Appeal No.: 24-7832 (Area Variance)

Careta Phillips: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (right) property line is required, the applicant can provide **12.6 feet** for the removal and replacement of an existing deck and porch with steps in the same footprint, thus requesting a variance of **7.4 feet**. The property is located at **1 Blackthorn Loop** on .51 acres and is identified as **Tax Grid No.: 6258-03-110107** in the Town of Wappinger.

Present: Luis Sosa – Applicant's representative

Site visit set for September 21, 2024
Public Hearing set for September 24, 2024

Mr. Galotti:
Mr. DellaCorte:
Vote:

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

Respectfully Submitted,

Adjourned: 7:53 pm

Bea Ogunti
Secretary
Zoning Board of Appeals