

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
September 24, 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:**

Rebecca Valk	Conflict Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Zoning Board Secretary

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## **SUMMARY**

### **Adjourned Public Hearing:**

Maria Zavala

No show  
Adjourned to October 8, 2024

### **Public Hearing:**

Careta Phillips

Public Hearing opened & adjourned  
to October 8, 2024

### **Miscellaneous:**

Alpine Commons Multi-family  
Workforce Housing  
Executive Session

No actions taken in Executive Session

**Video of the September 24, 2024 Zoning Board of Appeals Meeting:**

**Part 1:**

<https://www.youtube.com/watch?v=bxg4hTVNFH8&list=PLcCjg2q5NIqkcilLKVhTsInwyp65fGoOM&index=73>

**Part 2:**

<https://www.youtube.com/watch?v=urIMp85ySg4&t=35s>

<b>Mr. Barr:</b>	<b>Motion to accept the Minutes from</b>
	<b>September 10, 2024.</b>
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

**Adjourned 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.

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

**Public Hearing:**

**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.

**Mr. Denardo:**

Mr. Barr:

Vote:

**Motion to open the Public Hearing.**

Second the Motion.

All present voted Aye.

**Mr. Galotti:**

Mr. Denardo:

Vote:

**Motion to adjourn the Public Hearing to October 8, 2024.**

Second the Motion.

All present voted Aye.

**Miscellaneous:**

Alpine Commons Multi-family Workforce Housing  
Executive Session for attorney/client discussion

**Mr. Galotti:**

Mr. Denardo:

Vote:

**Motion to go into Executive Session for attorney/client discussion.**

Second the Motion.

All present voted Aye.

**Mr. Galotti:**

Mr. Lorenzini:

Vote:

**Motion to come out of Executive Session.**

Second the Motion.

All present voted Aye.

No actions were taken.

Peter Galotti's last day:

Mr. Galotti:

This is my last Zoning Board of Appeals meeting. I would like to thank Barbara, Bea and Judy for all of their help and support as well as my fellow members past and present. I would also like to thank the Town Board and Supervisor for letting me serve as ZBA Chairman. I will miss you guys and if you need any help, just let me know.

**Mr. Galotti:**  
Mr. DellaCourte  
Vote:

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

Respectfully Submitted,

Adjourned: 8:15 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals