

MINUTES

**Town of Wappinger
Zoning Board of Appeals
October 8, 2024
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Lorenzini	Chairman	Present
Mr. Barr	Member	Present
Mr. DellaCorte	Member	Present
Mr. Denardo	Member	Present

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Porco Variance	Variances granted
Maria Zavala	Adjourned to October 22, 2024
Careta Phillips	Variance granted

Discussion:

Christopher & Lauren Hernandez	Site visit on October 19, 2024 Public Hearing on October 22, 2024
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Video of the October 8, 2024 Zoning Board of Appeals Meeting:

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

Mr. Denardo:	Motion to accept the Minutes from September 24, 2024.
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

Adjourned 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: Stanley Porco – Applicant

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

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

Mr. DellaCorte:	Motion to grant the applicant the variances. The requested variances will not produce an undesirable change in the neighborhood. There is no substantial detriment to nearby properties. There is other feasible means to pursue this benefit that you seek other than the requested variances. But in my position, it is not something that will stop this from going through. The requested variances are not substantial. This will not have an adverse effect or
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impact on the physical or environmental conditions in the neighborhood or district.

NOTE: Variance is granted only for 7 feet columns and not for the 7' 10" columns shown on the plan that was just provided to the board.

Mr. Denardo:	Second the Motion.	
Roll Call Vote:	Mr. DellaCorte	YES
	Mr. Barr	NO
	Mr. Denardo	YES
	Mr. Lorenzini	YES

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 **21 feet** for the construction of a new single family home, thus requesting a variance of **29 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.

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

Mr. Lorenzini:	Motion to adjourn the Public Hearing to October 22, 2024.
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

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:	Lou Sosa – Applicant's representative
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Mr. Denardo: **Motion to open the Adjourned Public Hearing.**
Mr. DellaCorte: 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. Barr: **Motion to grant the applicant the variance. The porch appears to predate zoning and has clearly been attached to the house for a period of time. Hopefully it will remain attached until you've had a chance to build a new one. The benefit cannot be achieved by any other means. The requested variance will not produce an undesirable change to the neighborhood. Again, it has been there for some time. The requested variance is substantial and there is no adverse physical or environmental effects. The alleged difficulty is not self-created since the homeowner purchased with the assumption that the porch was sound and met code.**

Mr. Lorenzini: Second the Motion.
Roll Call Vote:

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

Discussion:

Appeal No.: 24-7833 (Area Variance)

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

-Where **50 feet** to the rear yard property line is required, the applicant can provide **15 feet** for the construction of a 12' x 18' shed, thus requesting a variance of **35 feet**. The property is located at **106 Peter Drive** on 0.91 acres and is identified as **Tax Grid No.: 6257-03-058281** in the Town of Wappinger.

Present: Christopher & Lauren Hernandez – Applicants

Site visit on October 19, 2024
Public Hearing on October 22, 2024

Mr. DellaCorte:

Mr. Denardo:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:40pm

Bea Ogunti

Secretary

Zoning Board of Appeals