

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
December 10, 2024  
Time: 7:00PM**

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

Summarized Minutes

### **Members:**

Mr. Lorenzini	Chairman	Present
Mr. Barr	Co-Chair	Present
Mr. DellaCorte	Member	Present
Mr. Denardo	Member	Present
Mr. Hernandez	Member	Present

### **Others Present:**

Ms. Valk	ZBA Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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## **SUMMARY**

### **Public Hearing:**

Patricia M. Cubas	Variance granted
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### **Discussion:**

Joseph Lombardi	Site Visit on January 11, 2025 Public Hearing on January 14, 2025
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### **Miscellaneous:**

Barzallo	Executive Session for legal advice
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Video of the December 10, 2024 Zoning Board of Appeals Meeting:

**Part 1:**

[https://www.youtube.com/watch?v=0ldFD\\_MkAR0](https://www.youtube.com/watch?v=0ldFD_MkAR0)

**Part 2:**

[https://www.youtube.com/watch?v=wqktXJZel\\_o](https://www.youtube.com/watch?v=wqktXJZel_o)

<b>Mr. Barr:</b>	<b>Motion to accept the Minutes from November 26, 2024.</b>
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

**Public Hearing:**

**Appeal No.: 24-7835 (Area Variance)**

**Patricia M. Cubas:** 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 **12.3 feet** for the relocation of a 12' x 20' shed, thus requesting a variance of **12.7 feet**. The property is located at **9 Brothers Road** on .75 acres and is identified as **Tax Grid No.: 6258-04-766479** in the Town of Wappinger.

Present:	Patricia M. Cubas – Applicant
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<b>Mr. Denardo:</b>	<b>Motion to open the Public Hearing.</b>
Mr. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

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

<b>Mr. DellaCorte:</b>	<b>Motion to grant the applicant the variance. There is no substantial detriment created to nearby properties. I don't think there's any real feasible means than to move the shed closer to the house. Like Dave said, it will block the look of the house when you look out. It's probably in the best spot that it can be. The variance is substantial but not enough to make it impossible to do. It will not have</b>
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**an adverse effect on the neighborhood or for any environmental conditions.**

**CONDITION: If the shed were to be replaced in the future, it will have to meet with the current zoning codes.**

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

**Discussion:**

**Appeal No.: 24-7836 (Area Variance)**

**Joseph Lombardi:** Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **25 feet** to the side (right) property line is required, the applicant can provide **15 feet** for the installation of a 24' x 36' metal garage with electric, thus requesting a variance of **10 feet**. The property is located at **7 Diddell Road** and is identified as **Tax Grid No.: 6359-03-081217** in the Town of Wappinger.

Present:	Joseph Lombardi – Applicant
	Site visit on January 11, 2025
	Public Hearing on January 14, 2025

**Miscellaneous:**

**Barzallo**

The Zoning Board of Appeals will consider a motion to rehear the Board's decision of August 29, 2024 denying an area variance to permit a front yard setback of 11.7 feet where 35 feet is required by code.

<b>Mr. Lorenzini:</b>	<b>Motion to go into Executive Session for legal advice.</b>
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

**Mr. Lorenzini:**

Mr. Denardo:

Vote:

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

Second the Motion.

All present voted Aye.

Mr. Lorenzini:

No decision or action was taken.

**Mr. Lorenzini:**

Mr. DellaCorte:

Vote:

**Motion to adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:05 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals