

MINUTES

**Town of Wappinger
Zoning Board of Appeals
January 14, 2025
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:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Joseph Lombardi	Variance granted
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Discussion:

David Freeman	Site visit on January 25, 2025 Public Hearing on February 11, 2025
Frank & Karen Lifrieri	Site visit on January 25, 2025 Public Hearing on January 28, 2025

Video of the January 14, 2025 Zoning Board of Appeals Meeting:

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

Mr. Barr:	Motion to accept the Minutes from December 10, 2024.
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

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
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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. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

Mr. Hernandez:	Motion to grant the applicant the variance. The benefit cannot be achieved by any other feasible method because you have a septic in the middle of your property. It would be very hard to move it inland. There is no undesirable change to the neighborhood at large because the building is setback far enough. The request is quite substantial due to placement but will not have any negative environmental effects. The requested variance is not self-created.
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CONDITION: Applicant to plant four (4) medium size trees, 6 feet apart and 10 feet minimum matured state. Species to be determined.

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

Discussion:

Appeal No.: 24-7834 (Area Variance)

David Freeman: Seeking an area variance Section 240-37 of District Regulations in an R-80 Zoning District.

-Where the minimum lot size in an R-80 Zoning District is (80,000 sf.) 2 acres, the applicant is requesting a variance of (40,000 sf) 1 acre.

-Where the minimum width size in an R-80 Zoning District is 200 sf., the applicant is requesting a width of 100 feet.

-Where **40 feet** to the side (left) property line is required, the applicant can provide **20 feet**, thus requesting a variance of **20 feet**.

-Where **40 feet** to the side (right) property line is required, the applicant can provide **20 feet**, thus requesting a variance of **20 feet**. The property is located at **1217 Route 376** and is identified as **Tax Grid No.: 6358-01-182912** in the Town of Wappinger.

Present: David Freeman – Applicant

Site visit on January 25, 2025

Public Hearing on February 11, 2025

Appeal No.: 25-7838 (Area Variance)

Frank & Karen Lifrieri: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where no more than 2 accessory structures are permitted on a residential parcel, the applicant has 4 accessory structures, thus requesting a variance for the legalization, and to allow for the structures to remain. The property is located at **38 Whites Corner Lane** and is identified as **Tax Grid No.: 6257-04-848200** in the Town of Wappinger.

Present: Frank & Karen Lifrieri – Applicants

Site visit on January 25, 2025

Public Hearing on January 28, 2025

Mr. Denardo:

Mr. Barr:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:37 pm

Bea Ogunti

Secretary

Zoning Board of Appeals