

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
February 11, 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	Absent
Mr. Hernandez	Member	Present

### **Others Present:**

Ms. Valk	Zoning Board of Appeals Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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## **SUMMARY**

### **Public Hearing:**

David Freeman	Variances granted
Charles Augustus Klesse & Brianna K. Troy	Public Hearing adjourned to February 25, 2025
Joshua Indorf	Public Hearing adjourned to February 25, 2025

**Video of the February 11, 2025 Zoning Board of Appeals Meeting:**

<https://www.youtube.com/watch?v=n64TlcwoUKM>

<b>Mr. DellaCorte:</b>	<b>Motion to accept the Minutes from January 28, 2025.</b>
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

**Public Hearing:**

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

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

<b>Mr. Barr:</b>	<b>Motion to grant the applicant the variances. Again, for the reason stated, it is a substandard lot in the R-80 Zoning District. One side of the property has wetlands which seem to be an upgrade overall for the site. The condition is really not self-created since it would be difficult to meet the setback requirements with the lot size as pre-existing. The benefit could potentially be achieved by other means but I think you are going to end up with a house that's severely compromised. The request is</b>
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**substantial. There is no adverse environmental effects, if anything it's the opposite since you are moving the house outside of the wet area. The alleged difficulty arguably not self-created.**

Roll Call Vote:

Mr. DellaCorte	YES
Mr. Hernandez	YES
Mr. Barr	YES
Mr. Lorenzini	YES

**Appeal No.: 25-7839 (Area Variance):**

**Charles Augustus Klesse, Jr. & Brianna K. Troy:** Seeking an area variance Section 240-37 and 240-30(B) of District Regulations in an R-20 Zoning District.

**-Where an accessory structure cannot be more than 800 sf. on an acre of land, the applicant is seeking a variance for a 1400 sf. (30' x 40') garage and (10' x 20') overhang, thus requesting a variance of 600 sf.**

**-Where no more than two accessory buildings shall be permitted in any one-family residential district, the applicant has two existing structures and is seeking a variance to add a third structure.** The property is located at **9 Regency Drive** and is identified as **Tax Grid No.: 6357-01-040670** on .95 acres in the Town of Wappinger.

Present: Charles Klesse, Jr. – Applicant

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

**Mr. DellaCorte:** **Motion to adjourn the Public Hearing to February 25, 2025.**  
**Mr. Hernandez:** Second the Motion.  
**Vote:** All present voted Aye.

**Appeal No.: 24-7837 (Area Variance)**

**Joshua Indorf:** Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

**-Where 20 feet to the side yard (right) property line is required, the applicant can provide 0.9 feet for the legalization of an existing barn, thus requesting a variance of 19.1 feet.**  
The property is located at **2505 Route 9D** on 0.56 acres and is identified as **Tax Grid No.: 6157-01-243907** in the Town of Wappinger.

Present: Jessica Zalin – Applicant's Attorney

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

**Mr. Lorenzini:**

**Motion to adjourn the Public Hearing to  
February 25, 2025.**

Mr. DellaCorte:

Second the Motion.

Vote:

All present voted Aye.

**Mr. Barr:**

**Motion to adjourn.**

Mr. DellaCorte:

Second the Motion.

Vote:

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:46 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals