

MINUTES

**Town of Wappinger
Zoning Board of Appeals
January 28, 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	Absent
Mr. Denardo	Member	Present
Mr. Hernandez	Member	Present

Others Present:

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

SUMMARY

Public Hearing:

Frank & Karen Lifrieri	Variance granted
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Discussion:

Charles Augustus Klesse, Jr. & Brianna K. Troy	Site visit on February 8, 2025 Public Hearing on February 11, 2025
Joshua Indorf	Site visit on February 8, 2025 Public Hearing on February 11, 2025

Video of the January 28, 2025 Zoning Board of Appeals Meeting:

Part 1:

<https://www.youtube.com/watch?v=jReLbMK2SFg>

Part 2:

<https://www.youtube.com/watch?v=w0l6yN79owo&t=15s>

Mr. Denardo:	Motion to accept the Minutes from January 14, 2025.
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

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

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

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

Mr. Denardo:	Motion to grant the applicants the variance. You have such a private piece of property. The metal roof on the gazebo, we are calling it, that's iffy so we will have to put some stipulations on it that the new owner will have to do this again. There is no undesirable change to the neighborhood. There is no adverse, physical or environmental effects on the
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character of the neighborhood. The alleged difficulty is self-created.

CONDITION: If in the future a structure were to be replaced, the current owner will have to comply with the current zoning code and comeback for a variance.

Mr. Hernandez:
Roll Call Vote:

Second the Motion.
Mr. Hernandez YES
Mr. Barr YES
Mr. Denardo YES
Mr. Lorenzini YES

Discussion:

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 Augustus Klesse, Jr. – Applicant

Site visit on February 8, 2025
Public Hearing on February 11, 2025

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 **1.5 feet** for the legalization of an existing barn, thus requesting a variance of **18.5 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

Site visit on February 8, 2025
Public Hearing on February 11, 2025

Executive Session:

Mr. Barr:

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

Mr. Hernandez:

Second the Motion.

Vote:

All present voted Aye.

Mr. Lorenzini:

No action or votes were taken.

Mr. Denardo:

Motion to come out of Executive Session.

Mr. Barr:

Second the Motion.

Vote:

All present voted Aye.

Mr. Denardo:

Motion to adjourn.

Mr. Hernandez:

Second the Motion.

Vote:

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:11 pm

Bea Ogunti
Secretary
Zoning Board of Appeals