

**MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
February 25, 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:**

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

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**SUMMARY**

**Adjourned Public Hearing:**

Charles Augustus Klesse, Jr.                      Variances granted  
& Brianna K. Troy

Joshua Indorf    Variance granted

**Discussion:**

Donald Flood    Public Hearing adjourned to March 11, 2025  
Site visit on March 8, 2025

**Video of the February 25, 2025 Zoning Board of Appeals Meeting:**

<https://www.youtube.com/watch?v=JluTXrH3A3s>

**Mr. DellaCorte:** Motion to accept the Minutes from February 11, 2025.  
**Mr. Hernandez:** Second the Motion.  
**Vote:** All present voted Aye.

**Adjourned Public Hearing:**

**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

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

**PUBLIC COMMENTS:**

John Goudie  
276 All Angels Hill Road  
Wappingers Falls, NY 12590

Ronald Wesner  
9 Sylvia Drive  
Wappingers Falls, NY 12590

Michael Valentino  
14 Gold Road  
Wappingers Falls, NY 12590

**PUBLIC COMMENTS Continued:**

Thomas Dotolo  
309 Myers Corners Road  
Wappingers Falls, NY 12590

Amandeep Dhaliwal  
1 Erin Sue Drive  
Wappingers Falls, NY 12590

Robert Bloech  
7 Montford Road  
Wappingers Falls, NY 12590

Pedro Pintado  
136 Stonykill Road  
Wappingers Falls, NY 12590

Robert Molitoris  
20 Circle Drive  
Wappingers Falls, NY 12590

Peter Campbell  
14 Circle Drive  
Wappingers Falls, NY 12590

John Flemming  
11 Regency Drive  
Wappingers Falls, NY 12590

**Mr. Denardo:**

Mr. DellaCorte:  
Vote:

**Motion to close the Adjourned  
Public Hearing.**

Second the Motion.  
All present voted Aye.

**Mr. Barr:**

**Motion to grant the applicants the variances. The aesthetic conditions discussed by rotating the building 90 degrees, removing overhang which will reduce your variance from 600 sf. to 400 sf., and your building size from 1400 sf. to 1200 sf. Plantings on both sides of the property for the length of the garage of 6 feet on center. Can the benefit be realized by any other means? It doesn't**



**on one side and not someone else’s property. It’s not an undesirable change to the neighborhood as this has been an existing structure for some time. The request is very much substantial and there is no adverse physical or environmental effects. The alleged difficulty is arguably not self-created.**

**CONDITION: A Hold Harmless letter or an Access Agreement to be agreed upon with the Town prior to issuance of Certificate of Occupancy. For residential accessory use only unless and until there is further application to the board.**

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.: 25-7841 (Area Variance)**

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

-Where **50 feet** to the front yard property line is required, the applicant can provide **46.7 feet** for an existing front porch to remain, thus requesting a variance of **3.3 feet**. The property is located at **105 Robinson Lane** on 0.93 acres and is identified as **Tax Grid No.: 6459-03-077339** in the Town of Wappinger.

Present: Donald Flood – Applicant’s Architect

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

**Mr. DellaCorte:** **Motion to adjourn.**  
**Mr. Hernandez:** Second the Motion.  
**Vote:** All present voted Aye.

Respectfully Submitted,

Adjourned: 8:06 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals