

MINUTES

**Town of Wappinger
Zoning Board of Appeals
March 11, 2025
Time: 7:00PM**

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

Summarized Minutes

Members:

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

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Donald Flood

Variance GRANTED

Discussion:

Elizabeth Tanner

Site visit on March 22, 2025

Public Hearing on March 25, 2025

Heather Dubetsky

Site visit on March 22, 2025

Public Hearing on March 25, 2025

Mr. DellaCorte: Motion to accept the Minutes from February 25, 2025.
Mr. Denardo: Second the Motion.
Vote: All present voted Aye.

Video of the March 11, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=KbQ601IDwT8>

Public Hearing:

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: Brian Stokosa – Applicant’s Engineer, Day & Stokosa

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

Mr. Lorenzini: Motion to close the Public Hearing.
Mr. Hernandez: Second the Motion.
Vote: All present voted Aye.

Mr. Denardo: Motion to grant the applicant the variance. The benefit cannot be achieved by any other feasible means. It is not an undesirable change to the character of the neighborhood, and it bothers nobody. It is really not substantial, the variance requested is only 3.3 feet. The alleged difficulty is self-created.

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

Discussion:

Appeal No.: 25-7843 (Area Variance)

Elizabeth Tanner: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (right) property line is required, the applicant can provide **9 feet** for the construction of an 11' x 28' garage, thus requesting a variance of **11 feet**.

The property is located at **132 Chelsea Road** on 0.40 acres and is identified as **Tax Grid No.: 6056-03-481460** in the Town of Wappinger.

Present: Alfred Cappelli – Applicant's Architect

Site visit on March 22, 2025

Public Hearing on March 25, 2025

Appeal No.: 25-7842 (Area Variance)

Heather Dubetsky: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **10' 7"** for the construction of a 240 sf., deck, thus requesting a variance of **9' 3"**. The

property is located at **38 Lake Oniad Drive** on 1.1 acres and is identified as **Tax Grid No.: 6257-01-497894** in the Town of Wappinger.

Present: Heather Dubetsky – Applicant

Site visit on March 22, 2025

Public Hearing on March 25, 2025

Mr. DellaCorte:

Mr. Denardo:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Adjourned: 7:18 pm

Respectfully Submitted,
Bea Ogunti
Secretary
Zoning Board of Appeals