

MINUTES

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

Elizabeth Tanner	Variance granted
Heather Dubetsky	Variance granted

Discussion:

Richard & Natalie Cerbini	Public Hearing on April 8, 2025 Site Visit on April 5, 2025
Holly Rivera	Public Hearing on April 8, 2025 Site Visit on April 5, 2025
Katarzyna Godlewska	Public Hearing on April 8, 2025 Site Visit on April 5, 2025

Mr. Denardo: Motion to accept the Minutes from March 11, 2025.
Mr. Hernandez: Second the Motion.
Vote: All present voted Aye.

Video of the March 25, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=JT7kVSLs33M>

Mr. DellaCorte: For the record, my next door neighbor is the applicant.

Public Hearing:

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

Mr. Lorenzini: Motion to open the Public Hearing.
Mr. DellaCorte: 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. DellaCorte: Motion to grant the applicant the variance. The requested variance will not produce an undesirable change in the character of the neighborhood. There is no substantial detriment created to nearby properties. There is no other feasible means available to achieve the benefit you pursue due to the statements that my colleagues made. It will not have an adverse effect on the physical or environmental conditions in the neighborhood. The alleged difficulty is self-created.

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

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

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

Mr. Hernandez: **Motion to grant the applicant the variance. Could the benefit be achieved in another manner, sure but I think she's doing the best thing that could be asked of a neighbor to move the deck toward the center of the house instead of the property line. It doesn't make an undesirable change to the neighborhood. It's in the backyard and nobody else can see it. The requested variance is substantial. There is no adverse or physical effects to the environment or other. The alleged difficulty is self-created but I think it's a workable situation.**

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.: 25-7844 (Area Variance)

Richard & Natalie Cerbini: Seeking an area variance Section 240-37 of District Regulations in an R-20/40 Zoning District.

-Where **25 feet** to the side yard (left) property line is required, the applicant can provide **8 feet** for the installation of an 18' round above ground pool, thus requesting a variance of **17 feet**. The property is located at **3 Peggy Lane** on 0.35 acres and is identified as **Tax Grid No.: 6157-03-485293** in the Town of Wappinger.

Present: Richard Cerbini – Applicant

Site Visit on April 5, 2025
Public Hearing on April 8, 2025

Appeal No.: 25-7845 (Area Variance)

Holly Rivera: Seeking an area variance Section 240-37 of District regulations in an R-40 Zoning District.

-Where no fence over 4 feet in height is allowed in a front yard, the applicant erected a 6 feet high fence in their front yard, thus requesting a variance of 2 feet to allow the fence to remain.

-Where no accessory structure is permitted in a front yard, the applicant put a 10' x 12' shed in the front yard, thus requesting a variance to allow the shed to remain

The property is located at **5 O'Neil Farm Lane** on 1.2 acres and is identified as **Tax Grid No.: 6258-02-892573** in the Town of Wappinger.

Present: Jose Rivera – Applicant

Site Visit on April 5, 2025
Public Hearing on April 8, 2025

Appeal No.: 25-7846 (Area Variance)

Katarzyna Godlewska: Seeking an area variance Section 240-37 of District Regulations in an R-40/80 Zoning District.

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **24 feet** for the construction of a 450 sf., screen porch, thus requesting a variance of **16 feet**. The property is located at **58 Diddell Road** on 1.65 acres and is identified as **Tax Grid No.: 6359-03-353264** in the Town of Wappinger.

Present: Katarzyna Godlewska – Applicant

Site Visit on April 5, 2025
Public Hearing on April 8, 2025

Mr. Lorenzini:
Mr. DellaCorte:
Vote:

Motion to adjourn.
Second the Motion.
All present voted Aye.

Respectfully Submitted,

Adjourned: 7:31 pm

Bea Ogunti
Secretary
Zoning Board of Appeals