

MINUTES

**Town of Wappinger
Zoning Board of Appeals
April 8, 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:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Richard & Natalie Cerbini	Variance granted
Holly Rivera	Variances granted
Katarzyna Godlewska	Variance granted

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

Video of the April 8, 2025 Zoning Board of Appeals meeting:

https://www.youtube.com/watch?v=DV_Ng-F0pGY

Public Hearing:

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

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

Mr. Barr:	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 neighborhood. As David mentioned, the white fence is quite a good shade. When I looked at it, I didn't see where there would be a better spot on that property. There will be no substantial detriment created to nearby properties. Again, I don't see any other feasible means and there really isn't any other good spot. The requested variance is substantial. The proposed variance will not have any adverse physical or environmental conditions in the neighborhood. The alleged difficulty is self-created.

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

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: Holly Rivera – Applicant

Mr. Barr: Motion to open the Public Hearing.

Mr. DellaCorte: Second the Motion.

Vote: All present voted Aye.

Mr. DellaCorte: Motion to close the Public Hearing.

Mr. Lorenzini: Second the Motion.

Vote: All present voted Aye.

Mr. Barr: Motion to grant the applicant both variances. Due to the slope on the site and the orientation of the house, both variances feel perfectly natural. Neither of the front yards as we define them in the zoning code feels like front yards. I understand the safety concerns on Myers Corners Road. We've seen other properties on the hill where people put fences on the hill but you are doing the opposite, and the fence is in a depression. It is very minimized in terms of what you can see from the road which I think is working to your benefit in this case. The benefit cannot be achieved by any other means. There is no undesirable change to the neighborhood. In terms of the shed, the request is substantial but for the fence it's not. There is no adverse physical or environmental effects and the alleged difficulty is self-created.

CONDITION: Fence to remain a minimum of 10 feet from the property line on the Myers Corners side should it ever have to be rebuilt.

Mr. Lorenzini: Second the Motion.

Roll Call Vote:

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

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

Mr. DellaCorte: Motion to open the Public Hearing.

Mr. Hernandez: Second the Motion.

Vote: All present voted Aye.

LETTERS FROM NEIGHBORS:

Melandie Williamson
68 Diddell Road
Wappingers Falls, NY 12590

John & Cynthia Anderson
57 Diddell Road
Wappingers Falls, NY 12590

Mr. Hernandez: Motion to close the Public Hearing.

Mr. Lorenzini: Second the Motion.

Vote: All present voted Aye.

Mr. Barr: Motion to grant the applicant the variance. Again, the covered porch in a lot of ways, no closer to the property line than the existing house which predates zoning. It takes otherwise an undesirable portion of the site and beautifies it. I don't think the benefit can be achieved by any other feasible means. There is no undesirable change to the neighborhood and it's quite the opposite. I would say that it's not substantial since it's slightly closer than the existing house. There's no adverse physical or environmental effects and the alleged difficulty is not self-created.

Mr. Lorenzini: Second the Motion.

Roll Call Vote: Mr. DellaCorte YES

Mr. Hernandez YES

Mr. Barr YES

Mr. DellalCorte:

Mr. Hernandez:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:23 pm

Bea Ogunti
Secretary
Zoning Board of Appeals