

## MINUTES

**Town of Wappinger  
Zoning Board of Appeals  
May 27, 2025  
Time: 7:00PM**

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

### **Members:**

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

### **Others Present:**

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

---

## **SUMMARY**

### **Discussion:**

Cesar Barzallo	Site visit on June 7, 2025 Public Hearing on June 10, 2025
Pavel Cepko	Moved to June 10, 2025
Bryan Dufresne	Site visit on June 7, 2025 Public Hearing on June 10, 2025
William Ranger	Site visit on June 7, 2025 Public Hearing on June 10, 2025
33 Middlebush Road	Discussion on June 10, 2025

**Mr. Denardo:**  
Mr. Hernandez:  
Vote:

**Motion to accept the Minutes from May 13, 2025.**  
**Second the Motion.**  
**All Present voted Aye.**

**Video of the May 27, 2025 Zoning Board of Appeals Meeting:**

<https://www.youtube.com/watch?v=TdYcNxGB7aw>

**Discussion:**

**Appeal No.: 25-7840 (Area Variance)**

**Cesar Barzallo**: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide **11.7 feet** for a new front porch to remain, thus requesting a variance of **23.3 feet**.

The property is located at **15 Spook Hill Road** on 1.032 acres and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

Present: John Doherty – Applicant’s Attorney

Site visit on June 7, 2025  
Public Hearing on June 10, 2025

**Appeal No.: 25-7847 (Area Variance)**

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

-Where **25 feet** to the side yard (right) property line is required, the applicant can provide **16.47 feet** for the construction of a rear deck addition, thus requesting a variance of **8.53 feet**. The property is located at **84 Brothers Road** on 0.77 acre and is identified as **Tax Grid No.: 6358-03-026307** in the Town of Wappinger.

Applicant requested an adjournment to June 10, 2025.

**Appeal No.: 25-7848 (Area Variance)**

**Bryan Dufresne**: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

**-Where only 4 feet high fence is allowed in a front yard, the applicant is seeking to erect an 8 feet high fence, thus requesting a variance of 4 feet.**

**-Where no fence over 6 feet on the side or rear yard is allowed, the applicant is seeking to erect an 8 feet high fence, thus requesting a variance of 2 feet to protect the trees from deer.** The property is located at **127 Chelsea Road** on 0.58 acres and is identified as **Tax Grid No.: 6056-03-461483** in the Town of Wappinger.

Present:

Bryan Dufresne – Applicant

Site visit on June 7, 2025

Public Hearing on June 10, 2025

**Appeal No.: 25-7850 (Area Variance)**

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

**-Where 50 feet to the rear yard property line is required, the applicant can provide 10 feet for the construction of a 10' x 20' shed, thus requesting a variance of 40 feet.**

**-Where 25 feet to the side yard (left) property line is required, the applicant can provide 10 feet for the construction of a 10' x 20' shed, thus requesting a variance of 15 feet.**

The property is located at **256 Myers Corners Road** on 0.69 acre and is identified as **Tax Grid No.: 6258-02-880543** in the Town of Wappinger.

Present:

William Ranger – Applicant

Site visit on June 7, 2025

Public Hearing on June 10, 2025

**Appeal No.: 25-7849 (Use Variance)**

**33 Middlebush Road**: Seeking a use variance Section 240-37 of District in an R-20/40 Zoning District.

**-The applicant is requesting to keep the current use variance for contractor storage / office in place and add additional use of personal storage of cars, boats and RV's in place on 1.75 acres in a Residential Zoning District. The property is located at 33 Middlebush Road and is identified as Tax Grid No.: 6157-01-414840 in the Town of Wappinger. (Wojciekofsky)**

Present:

Troy Wojciekofsky – Applicant's Engineer  
Umesh Shrestha – Agent, Century 21

Resubmit for June 10, 2025 meeting

**Mr. Denardo :**  
Mr. Hernandez:  
Vote:

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

Respectfully Submitted,

Adjourned:    8:14 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals