

MINUTES

**Town of Wappinger
Zoning Board of Appeals
June 10, 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	ZBA Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Cesar Barzallo	Adjourned to July 22, 2025
Bryan Dufresne	Adjourned to June 24, 2025
William Ranger	Variances granted

Discussion:

Pavel Cepko	Moved to June 24, 2025 meeting
33 Middlebush Road	Moved to June 24, 2024 meeting

Mr. Denardo:	Motion to accept the Minutes from May 27, 2025.
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

Video of the June 10, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=GkuZ4QGSQUs>

Public Hearing:

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

PUBLIC COMMENTS:

Delia Ingstram
22 Roberts Road
Wappingers Falls, NY

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

Mr. Lorenzini:	This application will be adjourned to the July 22, 2025 meeting.
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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

Mr. Denardo: **Motion to open the Public Hearing.**

Mr. Hernandez: Second the Motion.

Vote: All present voted Aye.

Mr. Lorenzini: **Motion to adjourn the Public Hearing to June 24, 2025.**

Mr. Denardo: Second the Motion.

Vote: All present voted Aye.

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

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. Hernandez: Second the Motion.

Vote: All present voted Aye.

Mr. Denardo:

Motion to grant the applicant the variances. There is no undesirable change to the neighborhood. The request is not substantial and there is no other feasible place on the property to put the shed considering the septic. There is no adverse effects to the environment at all. The request is substantial but based on placement, it is the only place you have. The alleged difficulty is self-created, but as I said that's the only place you can put it.

Mr. Barr:

Second the Motion.

Roll Call Vote:

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

Discussion:

Appeal No.: 25-7847 (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 was a "no show". To be placed on the June 24, 2025 agenda.

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)

Applicant asked to be removed from this agenda and placed on the June 24, 2025 agenda.

Mr. Denardo:
Mr. Hernandez:
Vote:

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

Respectfully Submitted,

Adjourned: 8:30 pm

Bea Ogunti
Secretary
Zoning Board of Appeals