

**MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
June 24, 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	Zoning Board Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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**SUMMARY**

**Adjourned Public Hearing:**

Bryan Dufresne	Variances granted
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**Discussion:**

Pavel Cepko	Site visit on July 19, 2025 Public Hearing on July 22, 2025
Jill Sittler-Rhoda & James Rhoda	Site visit on July 19, 2025 Public Hearing on July 22, 2025
Joseph Chiappalone	Site visit on July 19, 2025 Public Hearing on July 22, 2025

**Mr. Denardo:** Motion to accept the Minutes from June 10, 2025.  
Mr. Barr: Second the Motion.  
Vote: All present voted Aye.

**Video of the June 24, 2025 Zoning Board of Appeals Meeting:**

**Part 1:**

<https://www.youtube.com/watch?v=aXuY0W5Yv0g>

**Part 2:**

[https://www.youtube.com/watch?v=RfNLLNr7\\_bk](https://www.youtube.com/watch?v=RfNLLNr7_bk)

**Mr. Lorenzini:** Motion to into Executive Session with our attorney to discuss pending litigation.  
Mr. Denardo: Second the Motion.  
Vote: All present voted Aye.

**Mr. Denardo:** Motion to come out of Executive Session.  
Mr. Hernandez: Second the Motion.  
Vote: All present voted Aye.

Mr. Lorenzini: No decision or actions were taken.

**ADJOURNED PUBLIC HEARING:**

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

**Mr. Denardo:**  
Mr. DellaCorte:  
Vote:

**Motion to close the Adjourned Public Hearing.**  
Second the Motion.  
All present voted Aye.

**Mr. Barr:**

**Motion to grant the applicant the variances for the reasons stated and I think it is a more rural site and it joins farmland, so it still has that feel to it to the point that this height of fence feels appropriate. At least two of the closures just metal mesh fence blends completely with the tree line and it not be visible. At the front, I would propose that we go with the 8-foot tall post with a 5-foot horizontal rail with brackets and two metal cables above. What is allowing this is the unique site characteristics and it does feel like farmland with a farm style house. The openness of the design is working in your favor and it is not blocking views of the property and not overly concealing behind it or hiding anything. It is literally not hiding anything. Can the benefit be achieved by any other means? It's debatable so I'm going to say it cannot because of your deer situation and your desire to have abundant fruit-bearing trees. It is not an undesirable change to the neighborhood. The requested variance is substantial and there is no physical adverse or environmental effect. The alleged difficulty is self-created.**

Mr. Lorenzini:  
Roll Call Vote:

Second the Motion.  
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.

Present: Pavel Cepko – Applicant

Site visit scheduled for July 19, 2025.

Public Hearing scheduled for July 22, 2025.

**Appeal No.: 25-7851 (Area Variance)**

**Jill Sitler-Rhoda & James Rhoda**: 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 **10 feet** for the construction of a 10' x 20' shed, thus requesting a variance of **15 feet**. The property is located at **12 Hi View Road** on 1.2 acre and is identified as **Tax Grid No.: 6358-01-038622** in the Town of Wappinger.

Jill Sitler-Rhoda & James Rhoda - Applicants

Site visit scheduled for July 19, 2025.

Public Hearing scheduled for July 22, 2025.

**Appeal No.: 25-7852 (Area Variance)**

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

-Where **25 feet** to the side yard (left) property line is required, the applicant can provide **9 feet** for the legalization of an existing 10' x 26' shed, thus requesting a variance of **16 feet**. The property is located at **67 Gold Road** on 1.2 acres and is identified as **Tax Grid No.: 6358-03-029400** in the Town of Wappinger.

Present: Joseph Chiappalone – Applicant

Site visit scheduled for July 19, 2025.

Public Hearing scheduled for July 22, 2025.

**Mr. Lorenzini:**  
Mr. DellaCorte:  
Vote:

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

Respectfully Submitted,

Adjourned: 7:59 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals