

MINUTES

**Town of Wappinger
Zoning Board of Appeals
July 22, 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	Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Pavel Cepko	Variance granted
Jill Sitler-Rhoda & James Rhoda	Variance granted
Joseph Chiappalone	Variance granted

Discussion:

Christina & Christian Acevedo	Public Hearing set for August 26, 2025 Site visit set for August 23, 2025
Josefa Gonzalez	Public Hearing set for August 26, 2025 Site visit set for August 23, 2025
Christian & Jessica Gaviria	Public Hearing set for August 26, 2025 Site visit set for August 23, 2025
Joshua Indorf	Public Hearing set for August 26, 2025 Site visit set for August 23, 2025
Cesar Barzallo	Decision on August 26, 2025

Mr. DellaCorte: **Motion to accept the Minutes from the June 24, 2025 meeting.**
Mr. Denardo: Second the Motion.
Vote: All present voted Aye.

Part 1:

Video of the July 22, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=HjcK6LFtlcQ>

Part 2:

<https://www.youtube.com/watch?v=obKjpxGMM3M>

PUBLIC HEARING:

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

Mr. Denardo: **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. Denardo: Second the Motion.
Vote: All present voted Aye.

Mr. Barr: Motion to grant the applicant the variance. It's an older house and the adjoining property is a corner lot so it's kind of a side yard to a backyard property configuration. Wherein any other house isn't that close to an adjoining house, and it is heavily wooded. The condition is not any worse than the house already has in terms of its adjacency to a side property line. The benefit cannot be achieved by any other feasible means. There is no undesirable change to the neighborhood. If anything, it's making the property even better. The request is not substantial since it already has a similar setback. There is no adverse physical or environmental effects. 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.: 25-7851 (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.

Present: Jill Sitler-Rhoda & James Rhoda – Applicants

Mr. Denardo: Motion to open the Public Hearing.

Mr. Della Corte: Second the Motion.

Vote: All present voted Aye.

Mr. Barr: Motion to close the Public Hearing.

Mr. Denardo: Second the Motion.

Vote: All present voted Aye.

Mr. Hernandez: Motion to grant the applicant the variance. I believe that the benefit couldn't be achieved by any other means because your current shed is in the current place. It's just being moved back. As far as the distance from the side property line, it's less of an encroachment on the side property line. You are also moving closer to the wood line and out of view from your neighbor. I think it's a benefit to

the community and your neighbors. In this case it is a substantial request, but it doesn't have any environmental effects. 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.: 25-7852 (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

Mr. DellaCorte: Motion to open the Public Hearing.

Mr. Denardo: 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. Barr: Motion to grant the applicant the variance. The shed is heavily screened and it's beyond what we typically ask for in terms of screening. It is almost invisible from all locations which is a huge reason why I would be in favor of granting this. The benefit cannot really be achieved by any other means short of moving something which would be a substantial impact. There is no undesirable change to the neighborhood, and you can't see it from anywhere. The requested variance is substantial and there's no adverse physical or environmental effects. 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

DISCUSSION:

Appeal No.: 25-7853 (Area Variance)

Christina & Christian Acevedo: 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 **16.8 feet** for the replacement of an existing 15' x 20' deck with stairs, thus requesting a variance of **3.2 feet**. The property is located at **15 Sachson Place** on 0.51 acres and is identified as **Tax Grid No.: 6258-03-216078** in the Town of Wappinger.

Present: James Hoffman – Applicant's Representative

Site visit on August 23, 2025

Public Hearing set for August 26, 2025

Appeal No.: 25-7854 (Area Variance)

Josefa Gonzalez: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where only feet high fence is allowed in a front yard, the applicant has erected a 6 feet fence, thus requesting a variance of 2 feet.

-Where no structure is allowed in the front yard, the applicant has installed a hot tub, thus requesting a variance to allow for a hot tub to remain. The property is located at **30 Lake Oniad Drive** on 0.67 acres and is identified as **Tax Grid No.: 6257-01-443859** in the Town of Wappinger.

Present: Josefa Gonzalez – Applicant

Site visit on August 23, 2025

Public Hearing set for August 26, 2025

Appeal No.: 25-7855 (Area Variance)

Christian & Jessica Gaviria: 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 **6 feet** for the legalization of a 12' x 20' shed, thus requesting a variance of **14 feet**.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **8 feet** for the legalization of a 12' x 20' shed, thus requesting a variance of **32 feet**.

-Where no more than 2 accessory structures are allowed on a property, the applicant has 3 structures, thus requesting a variance to allow all 3 structures to remain.

The property is located at **18 Dara Lane** on 0.42 acres and is identified as **Tax Grid No.: 6257-01-092744** in the Town of Wappinger.

Present: Site visit set for August 23, 2025

Public Hearing set for August 26, 2025

Appeal No.: 25-7856 (Area Variance)

Joshua Indorf: 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 **16.1 feet** for the legalization and maintenance of an existing 192 sf. pool shed, thus requesting a variance of **33.9 feet**. The property is located at **140 Old Hopewell Road** on 2.67 acres and is identified as **Tax Grid No.: 6157-01-313530** in the Town of Wappinger.

Present: Taylor Palmer – Applicant's Attorney

Site visit set for August 23, 2025

Public Hearing set for August 26, 2025

EXECUTIVE SESSION:

Mr. Lorenzini: Motion to go into Executive Session for attorney/client discussion.

Mr. Denardo: Second the Motion.

Vote: All present voted Aye.

Mr. Lorenzini: Motion to come out of Executive Session.

Mr. DellaCorte: Second the Motion.

Vote: All present voted Aye.

Mr. Lorenzini: No vote or action taken while in Executive Session.

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

Decision to be made on August 26, 2025

Mr. Denardo:
Mr. DellaCorte:
Vote:

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

Respectfully Submitted,

Adjourned: 8:44 pm

Bea Ogunti
Secretary
Zoning Board of Appeals