

## **MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
August 26, 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:**

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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## **SUMMARY**

### **PUBLIC HEARING:**

Christina & Christian Acevedo	Variance granted
Josefa Gonzalez	Variances granted
Christian & Jessica Gaviria	Variances granted
Joshua Indorf	Variance granted

### **Discussion:**

Adrian & Shana Manuel	Site visit on September 6, 2025 Public Hearing on September 9, 2025
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Cesar Barzallo	Variance granted
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**Video of the August 26, 2025 Zoning Board of Appeals Meeting:**

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

<b>Mr. Denardo:</b>	<b>Motion to accept the Minutes from July 22, 2025.</b>
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

**PUBLIC HEARING:**

**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:	Christina Acevedo – Applicant
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<b>Mr. Denardo:</b>	<b>Motion to open the Public Hearing.</b>
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

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

<b>Mr. Denardo:</b>	<b>Motion to grant the applicant the variance. There is no undesirable change to the neighborhood. It can be achieved by other means but that would be moving a whole double door and probably rearranging your whole house. The request is not substantial because there was a deck there to begin with. The alleged difficulty is not self-created</b>
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Mr. Barr:	Motion to close the Public Hearing.
Roll Call Vote:	Mr. DellaCorte      YES
	Mr. Hernandez      YES
	Mr. Barr              YES
	Mr. Denardo        YES
	Mr. Lorenzini       YES

**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 4 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 & Ray Gonzalez – Applicants

**Mr. Denardo:** **Motion to open the Public Hearing.**  
**Mr. Hernandez:** 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. DellaCorte:** **Motion to grant the applicant the variances. This variance can be achieved in other means feasible to the applicant but in this case it's perfectly fine in my opinion. It will not produce an undesirable change to the neighborhood. The request is not substantial and there are no adverse physical or environmental effects in the neighborhood because again it is close to the house. It is not obtrusive in the yard and 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.: 25-7855 (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: Christian & Jessica Gavia – Applicants

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

Mr. DellaCorte: Second the Motion.

Vote: All present voted Aye.

**Mr. Hernandez: Motion to close the Public Hearing.**

Mr. Denardo: Second the Motion.

Vote: All present voted Aye.

**Mr. Hernandez:** Motion to grant the applicants the variance, based on the fact that it was how the house was bought. The benefit could be achieved by having a larger shed that encompasses all of your storage needs. The request is substantial and there are three buildings on the property. However, one of them is plastic and moveable. The request has no physical adverse or environmental effects. The alleged difficulty is not a self-created situation, and the house was bought this way.

Mr. DellaCorte: Second the Motion.

Roll Call Vote: Mr. DellaCorte YES

Mr. Hernandez YES

Mr. Barr YES

Mr. Denardo YES

Mr. Lorenzini YES

**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: Jessica Zalin – Applicant’s Attorney

**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 benefit cannot be achieved by any other feasible means short of knocking down the existing structure which I see as an undue burden in this case given the lack of visibility from anywhere. It is not an undesirable change to the neighborhood. Again, the neighborhood is this property. The request is substantial and there’s no adverse physical or environmental effects. The alleged difficulty is self-created.**

Mr. Lorenzini: Second the Motion.

Roll Call Vote:

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

**DISCUSSION:**

**Appeal No.: 25-7857 (Area Variance)**

**Adrian & Shana Manuel**: Seeking a use variance Section 240-37 of District in an R-40 Zoning District.

-Where **50 feet** is required to the rear yard property line, the applicant is proposing an addition on the left side and can provide **43’ 6”**, thus requesting a variance of **6’ 6”**.

-Where **50 feet** is required to the rear yard property line, the applicant is proposing an addition on the right side and can provide **46 feet**, thus requesting a variance of **4 feet**.

-Where **50 feet** is required to the front yard property line, the applicant is proposing **46 feet**, thus requesting a variance of **4 feet** for a new front porch.

-Where **50 feet** is required to the front yard property line, the applicant is proposing **45 feet**, thus requesting a variance of **5 feet** for a new left side addition. The property is located at **53 Gold Road** and is identified as **Tax Grid No.: 6258-04-934369** in the Town of Wappinger.

Present: Steve Whalen – Applicants' Architect

Site visit scheduled for September 6, 2025  
Public Hearing for September 9, 2025.

**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

Mr. Lorenzini read the full Decision into the record.

**Mr. Lorenzini:**  
Mr. DellaCorte:  
Roll Call Vote:

**Motion to grant the applicant the variance.**

Second the Motion.

Mr. DellaCorte	YES
Mr. Hernandez	YES
Mr. Denardo	NO
Mr. Barr	NO
Mr. Lorenzini	YES

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

**Motion to adjourn.**

Second the Motion.  
All present voted Aye.

Respectfully Submitted,

Adjourned: 7:46 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals