

MINUTES

**Town of Wappinger
Zoning Board of Appeals
September 9, 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

SUMMARY

PUBLIC HEARING:

Adrian & Shana Manuel	Variances granted
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DISCUSSION:

Richard Chauvin	Site visit on September 20, 2025 Public Hearing on September 23, 2025
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MISCELLANEOUS DISCUSSION:

Discussion on Variance Processes
and Procedures

Video of the September 9, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=xaskK1tFNZ30>

Mr. Denardo:	Motion to accept the Minutes from August 26, 2025.
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

PUBLIC HEARING:

Appeal No.: 25-7857 (Area Variance)

Adrian & Shana Manuel: Seeking an area 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 – Applicant's Architect
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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. DellaCorte:	Second the Motion.
Vote:	All present voted Aye.

Mr. Barr:	Motion to grant the applicant the variances. Can the benefit be achieved by any other means, no it cannot, due to the size of the lot. You basically won't be able to build anything on this site with the setback as it currently exists. There is no undesirable change to the neighborhood. In fact, most of the neighboring properties appear closer to their property lines than this house. The request is not substantial. There's no adverse physical or
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environmental effects. The alleged difficulty is not self-created. This was an existing house, and it appears it predates zoning. The additions are self-created, but you are working with a substandard lot.

Mr. DellaCorte:
Roll Call Vote:

Second the Motion.

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

DISCUSSION:

Appeal No.: 25-7859 (Area Variance)

Richard Chauvin: Seeking an area 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 can provide **30.1 feet**, thus requesting a variance of **19.9 feet** for the construction of a 30' x 12' deck. The property is located at **11 Apple Blossom Lane** on .85 acres and is identified as **Tax Grid No.: 6257-04-957118** in the Town of Wappinger.

Present: Richard Chauvin – Applicant

Site visit on September 20, 2025
Public Hearing on September 23, 2025

MISCELLANEOUS DISCUSSION:

Discussion on Variance Processes & Procedures

Mr. Denardo:	Motion to adjourn.
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

Respectfully Submitted,

Adjourned: 7:46 pm

Bea Ogunti
Secretary
Zoning Board of Appeals