

MINUTES

**Town of Wappinger
Zoning Board of Appeals
September 23, 2025
Time: 7:00PM**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Summarized Minutes

Members:

Mr. Lorenzini	Chairman	Present
Mr. Barr	Co-Chair	Absent
Mr. DellaCorte	Member	Present
Mr. Denardo	Member	Present
Mr. Hernandez	Member	Present

Others Present:

Rebecca Valk	Zoning Board Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Zoning Board Secretary

SUMMARY

PUBLIC HEARING:

Richard Chauvin	Variance granted
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DISCUSSION:

George Castrissiadis	Site Visit on October 11, 2025 Public Hearing on October 14, 2025
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Hudson Valley Volkswagen	Site Visit on October 11, 2025 Public Hearing on October 14, 2025
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33 Middlebush, LLC	Public Hearing on November 12, 2025
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Video of the September 23, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=LhZL91cr4Bc>

Mr. Denardo:	Motion to accept the Minutes from September 9, 2025.
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

PUBLIC HEARING:

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
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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. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

Mr. Hernandez:	Motion to grant the applicant the variance since the property is so short in the back. You really don't have any other way of achieving this benefit. You are not asking for a large deck in the back, and it seems reasonable given the size of the house and the property. It is not an undesirable change in the neighborhood and nobody else is going to see it except the owner. The request is substantial as you are asking for several feet but there's no other way you can do it. There are no environmental implications in building this deck and the alleged difficulty is self-created.
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Mr. Denardo:	Second the Motion.
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Roll Call Vote:	Mr. DellaCorte	YES
	Mr. Hernandez	YES
	Mr. Denardo	YES
	Mr. Lorenzini	YES

DISCUSSION:

Appeal No.: 25-7860 (Area Variance)

George Castrissiades: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **10 feet** to the side yard (left) property line is required, the applicant can provide for the legalization of an existing 10' x 15' shed, thus requesting a variance of **5 feet**. The property is located at **26 Relyea Terrace** on 1.22 acres and is identified as **Tax Grid No.: 6256-02-608945** in the Town of Wappinger.

Present: George Castrissiades – Applicant

Site Visit on October 11, 2025

Public Hearing on October 14, 2025

Appeal No.: 25-7861 (Area Variance)

Hudson Valley Volkswagen: Seeking an area variance Section 240-37 of District Regulations in an HB Zoning District.

-Where 25% minimum landscaping open space is required, the applicant can provide 23% for landscaping space, thus requesting a variance of 2%.

-Where 75% maximum impervious surface is required, the applicant is proposing 77% to allow for additional parking area, thus requesting a variance of 2%.

The property is located at **1148 Route 9** on 4.60 acres and is identified as **Tax Grid No.: 6157-04-690127** in the Town of Wappinger.

Present: Brian Watts – Applicant's Engineer

Mr. Lorenzini: **Motion to authorize secretary to send memorandum to Planning Board asking if these variances are minimal enough that it will not affect the site.**

Mr. Hernandez: Second the Motion.

Vote: All present voted Aye.

Site Visit scheduled for October 11, 2025

Public Hearing on October 14, 2025

Appeal No.: 25-7858 (Intepretation)

33 Middlebush, LLC: Seeking an interpretation of Section 240-107 (B) 2 (a) of District in an R-20/40 Zoning District. The applicant is seeking an interpretation of the term “contractor storage” to define acceptable users (tenant or owner) of the building space in compliance with a previously use variance for the property. The property is located at **33 Middlebush Road** on 1.75 acres and is identified as **Tax Grid No.: 6157-01-414840** in the Town of Wappinger.

Present: Francis Pazbryan – Applicant’s Attorney
Frances Parisi – Applicant

Mr. DellaCorte: **Motion for ZBA attorney to provide the board with an opinion letter for the definition of “Contractor Storage”.**

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

SUBMISSION:

Letter provided by Frances Parisi signed by owners of the following residences:

36 Middlebush Road, Wappingers Falls, NY 12590
37 Middlebush Road, Wappingers Falls, NY 12590
30 Middlebush Road, Wappingers Falls, NY 12590
3 Cameli Drive, Wappingers Falls, NY 12590

Affidavit from Jeffrey Treisman – potential buyer.

Mr. Lorenzini: **Motion to schedule a Public Hearing for November 12, 2025.**

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

Mr. Denardo: **Motion to adjourn.**

Mr. DellaCourte: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:08 pm

Bea Ogunti
Secretary
Zoning Board of Appeals