

MINUTES

**Town of Wappinger
Zoning Board of Appeals
October 14, 2025
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Lorenzini	Chairman	Present
Mr. Barr	Member	Present
Mr. DellaCorte	Member	Present
Mr. Denardo	Member	Present
Mr. Hernandez	Member	Present

Others Present:

Mrs. Subrize	Deputy Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY**PUBLIC HEARING:**

George Castrissiades	Variance granted
Hudson Valley Volkswagen	Adjourned to October 28, 2025

DISCUSSION:

Kevin White & Melissa Roe	Site Visit on October 25, 2025 Public Hearing on October 28, 2025
Sean Barry	Site Visit on October 25, 2025 Public Hearing on October 28, 2025
Maria Zavala	Site Visit on October 25, 2025 Public Hearing on October 28, 2025

MISCELLANEOUS:

Hudson Valley Volkswagen – Memo to Planning Board
Hughsonville Fire District – Coordinated Review

Video of the October 14, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=PExx2vUbhXU>

Mr. Denardo: **Motion to accept the Minutes from September 23, 2025.**

Mr. Hernandez: Second the Motion.

Vote: All present voted Aye.

PUBLIC HEARING:**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 **5 feet** 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

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. Denardo: **Motion to grant the applicant the variance. The benefit can be achieved by other feasible means, but it will screwup your backyard. There's no undesirable change to the neighborhood. The request is substantial but under the circumstances, I don't see why we wouldn't. There is no physical effect on the environment. The alleged difficulty is self-created but like I said if you stick it in the middle of your backyard, you wouldn't have a backyard anymore.**

Mr. Barr: Second the Motion.

Roll Call Vote:	Mr. Barr	YES
	Mr. Denardo	YES
	Mr. DellaCorte	YES
	Mr. Hernandez	YES
	Mr. Lorenzini	YES

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: Mark Day – Engineer, Day & Stokosa

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

Mr. Hernandez: Second the Motion.

Vote: All present voted Aye.

Mr. Denardo: **Motion to adjourn the Public Hearing to October 28, 2025.**

Mr. Barr: Second the Motion.

Vote: All present voted Aye.

DISCUSSION:**Appeal No.: 25-7862 (Area Variance)**

Kevin White & Melissa Roe: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where 50 feet to the front yard property line is required, the applicant can provide 43.6 feet for the construction of a 24' x 24' new garage.

-Where no accessory structures are permitted in a front yard, the applicant is proposing to construct a new 24' x 24' garage, thus requesting a variance to allow in the front yard. The property is located at **67 Forest View Road** and is identified as **Tax Grid No.: 6256-02-800965** in the Town of Wappinger.

Present: Kevin White & Melissa Roe – Applicants

Site visit on October 25, 2025

Public Hearing on October 28, 2025

Appeal No.: 25-7863 (Area Variance)

Sean Barry: Seeking an area variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-Where no accessory structures are permitted in a front yard, the applicant has installed a 15' x 30' x 48" above ground pool, thus requesting a variance to allow the pool to remain.

-Where no accessory structures are permitted in a front yard, the applicant is proposing to erect a new 24' x 50' metal garage, thus requesting a variance to allow for the installation of the garage.

-Where no accessory structures can be larger than 800 sf. on a 1-acre parcel, the applicant is proposing to erect a (24' x 50') 1,200 sf. metal garage, thus requesting a variance of 400 sf.

-Where 50 feet to the rear yard property line is required, the applicant can provide 6 feet for the installation of a 24' x 50' metal garage, thus requesting a variance of 44 feet.

-Where 25 feet to the side yard (right) property line is required, the applicant can provide 6 feet, thus requesting a variance of 19 feet.

The property is located at 1 Laurens Way and is identified as Tax Grid No.: 6157-01-257854 in the Town of Wappinger.

Present: Sean Barry – Applicant

Site visit on October 25, 2025

Public Hearing on October 28, 2025

Appeal No.: 25-7864 (Area Variance)

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

-Where 25 feet to the left side yard property line is required, the applicant can provide 11.1 feet for the demolition of an existing house and to rebuild a 2-story house, thus requesting a variance of 13.9 feet.

-Where 50 feet to the front yard property line is required, the applicant can provide 20.1 feet for the demolition of an existing house and to rebuild a 2-story house, thus requesting a variance of 29.9 feet.

The property is located at 112 Stonykill Road and is identified as Tax Grid No.: 6056-02-873710 in the Town of Wappinger.

Present: Edgar Zavala – Applicant's representative

Site visit on October 25, 2025

Public Hearing on October 28, 2025

MISCELLANEOUS:**Hudson Valley Volkswagen – Memo to Planning Board:**

- John read the ZBA memo to the Planning Board into the record

Hughsonville Fire District – Coordinated Review:

- Planning Board intent to circulate as Lead Agency

Mr. Denardo:

Mr. Barr:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:49pm

Bea Ogunti
Secretary
Zoning Board of Appeals