

MINUTES

**Town of Wappinger
Zoning Board of Appeals
October 28, 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:

Ms. Valk	Zoning Board of Appeals Attorney
Mrs. Subrize	Deputy Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY**ADJOURNED PUBLIC HEARING:**

Hudson Valley Volkswagen	Variances granted conditionally pending SEQR completion at Planning Board
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PUBLIC HEARING:

Kevin White & Melissa Roe	Variances granted
Sean Barry	Variances granted
Maria Zavala	Variances granted

MISCELLANEOUS:

Vote on 2026 meeting dates	Approved
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Video of the October 28, 2025 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=8u5YUjxo7Ug>

Mr. Denardo: **Motion to accept the Minutes from October 14, 2025.**
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

ADJOURNED PUBLIC HEARING:**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. Hernandez: **Motion to open the Adjourned Public Hearing.**
Mr. Denardo: 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.

Ms. Valk: **Once SEQR is completed at the Planning Board, this will have to be put on a future agenda to adopt the resolution and the applicant's engineer does not have to be here.**

Mr. Lorenzini: **Motion to grant the variances: Whether the benefit can be achieved by other feasible means, I don't think so and definitely not on that property. Is it an undesirable change, not at all. Whether the request is substantial, not at all. There will be no physical or environmental effects. I don't see that the alleged**

difficulty is self-created due to what you are trying to accomplish on the property based on the layout.

Mr. Denardo:

Second the Motion.

Roll Call Vote:

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

PUBLIC HEARING:

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

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. Barr:

Motion to grant the applicants the variances. As indicated, it is a very hilly site and there is no other logical place to put the garage. You are also in a community wherein a lot of the houses are not oriented directly with street frontage. You are not on a true road. You are on a paper road and that's what the original variance was for and the fact that it's in the front yard is not readable if you are driving down the street. It is well screened with the existing trees. Can the benefit be achieved by any other feasible means, no. There is no undesirable change to the neighborhood. The request is not substantial and there's no adverse physical or environmental effects. The alleged difficulty is not self-created

since it's a difficult site to work with and you have no other choice.

Mr. Lorenzini:

Second the Motion.

Roll Call Vote:

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

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

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. Barr:

Motion to grant the applicant the variance for the pool as follows: It is well-screened, and the landscape element has been reassessed. Can the benefit be achieved by any other feasible means, not really, now that it's already built. Is there an undesirable change to the neighborhood, no since the neighborhood is essentially you and several

properties owned by several other family members. The request is substantial and there's no physical or environmental effects. The alleged difficulty is self-created.

CONDITION: Fence around the pool must be installed by April of 2026.

Mr. Lorenzini:

Second the Motion.

Roll Call Vote:

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

Mr. Hernandez:

Motion to grant the variance for the garage as follows: As we discussed, there is no other way to achieve the benefit given the fact that your lot is what it is. It is not an undesirable change to the neighborhood because you have a great tree line that covers it. It is substantial and I don't believe it will have any environmental effects at all. Whether it is self-created is not important.

CONDITION: All required structures to be removed from the tree line.

Mr. Denardo:

Second the Motion.

Roll Call Vote:

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

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

Mr. Denardo:
Mr. Hernandez:
Vote:

Motion to open the Public Hearing.
Second the Motion.
All present voted Aye.

Mr. Denardo:
Mr. Hernandez:
Vote:

Motion to close the Public Hearing.
Second the Motion.
All present voted Aye.

Mr. Barr:

Motion to grant the applicant the variances. Can the benefit be achieved by any other feasible means, no. There is no undesirable change to the neighborhood as a matter of fact, this is a desirable change. The request is substantial and that's due to the size of the site and the location of the existing house. There's no physical or environmental effects and the alleged difficulty is not self-created.

Mr. Hernandez:
Roll Call Vote:

Second the Motion.
Mr. Barr YES
Mr. Denardo YES
Mr. DellaCorte YES
Mr. Hernandez YES
Mr. Lorenzini YES

CONDITION: Previous variance granted (application No. 24-7825) is now null and void.

MISCELANEOUS:

Vote on 2026 ZBA meeting dates

Mr. Denardo:
Mr. Barr:
Vote:

Motion to approve the 2026 ZBA meeting dates.
Second the Motion.
All present voted Aye.

Mr. DellaCorte:
Denardo:
Vote:

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

Respectfully Submitted,

Adjourned: 7:32pm

Bea Ogunti
Secretary
Zoning Board of Appeals