

MINUTES

**Town of Wappinger
Zoning Board of Appeals
December 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. Subrize	Deputy Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

ADJOURNED PUBLIC HEARING:

Lisa & David Perantoni

Adjourned to January 27, 2026

PUBLIC HEARING:

Jessica & Jason Cafaldo

Variance granted

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

<https://www.youtube.com/watch?v=gMYtkLv6g30>

Mr. Denardo:	Motion to accept the Minutes from November 25, 2025.
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

ADJOURNED PUBLIC HEARING:

Appeal No.: 25-7865 (Area Variance)

Lisa & David Perantoni: 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 **3' 1"** for the construction of a 25' x 26' garage, thus requesting a variance of **16' 9"**. The property is located at **12 Dana Place** on .55 acres and is identified as **Tax Grid No.: 6158-02-905653** in the Town of Wappinger.

Present:	Lisa & David Perantoni – Applicants
----------	-------------------------------------

Mr. Denardo:	Motion to open the Public Hearing.
Mr. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

Applicant to provide updated survey

Mr. Hernandez:	Motion to adjourn to January 27, 2026.
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

PUBLIC HEARING:

Appeal No.: 25-7866 (Area Variance)

Jessica & Jason Cafaldo: Seeking an area variance Section 240-37 of District Regulations in an R-40/80 Zoning District.

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **35 feet** for the installation of an inground pool, thus requesting a variance of **5 feet**. The property is located at **1 Red Hawk Hollow Road** on 1.02 acres and is identified as **Tax Grid No.: 6359-02-759645** in the Town of Wappinger.

Present:	Jason Cafaldo – Applicant
----------	---------------------------

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 variance. The benefit cannot be achieved by any other feasible means since it is already built and the cost of shifting and moving it is substantial. There is no undesirable change to the neighborhood since it is inground and not visible. The requested variance is not substantial and there is no physical or environmental effect. The alleged difficulty is self-created.

Mr. Lorenzini:
Roll Call Vote:

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

Mr. DellaCorte:
Mr. Denardo:
Vote:

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

Respectfully Submitted,

Adjourned: 7:17 pm

Bea Ogunti
Secretary
Zoning Board of Appeals