

**MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
June 23, 2020  
Time: 7:00PM**

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

Summarized Minutes

**Members:**

Mr. Galotti	Chairman	Present
Mr. DellaCorte	Co-Chair	Present
Mr. Barr	Member	Present
Mr. Lorenzini	Member	Present
Mr. Shah	Member	Present

**Others Present:**

Ms. Cobb	Zoning Board of Appeals Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

---

**SUMMARY**

**Public Hearing:**

Sean Higgins	Variance Granted
Tarpon Towers II, LLC Wireless Telecommunications Facility	Public Hearing Adjourned to July 28, 2020

**Video of the June 23, 2020 Zoning Board of Appeals Meeting:**

<https://www.youtube.com/watch?v=XeJRapVEV3I>

**Mr. Lorenzini:** **Motion to accept the Minutes from June 9, 2020.**  
**Mr. DellaCorte:** Second the Motion.  
**Vote:** All present voted Aye.

**Public Hearing:**

**Appeal No: 20-7702** (Variance)

**Sean Higgins:** Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **50 feet** is required to the rear yard property line, the applicant can provide **15 feet** for the installation of a 24' above ground pool, thus requesting a variance of **35 feet**. The property is located at **26 Thompson Terrace** and is identified as **Tax Grid No. 6256-02-619904** in the Town of Wappinger.

**Mr. Lorenzini:** **Motion to open the Public Hearing.**  
**Mr. Barr:** Second the Motion.  
**Roll Call Vote:**

Mr. Barr	AYE
DellaCorte	AYE
Mr. Lorenzini	AYE
Mr. Shah	AYE
Mr. Galotti	AYE

**Mr. Lorenzini:** **Motion to close the Public Hearing.**  
**Mr. DellaCorte:** Second the Motion.  
**Roll Call Vote:**

Mr. Barr	AYE
DellaCorte	AYE
Mr. Lorenzini	AYE
Mr. Shah	AYE
Mr. Galotti	AYE

**Mr. DellaCorte:** Motion to grant the applicant the variance. There is no undesirable change to the character of the neighborhood. There is no substantial detriment to nearby properties. There is no other feasible means available to achieve the benefit you seek. The requested variance is substantial. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The requested variance is self-created.

Roll Call Vote: Mr. Barr AYE  
DellaCorte AYE  
Mr. Lorenzini AYE  
Mr. Shah AYE  
Mr. Galotti AYE

**Appeal No. 19-7689 (Commercial Variance)**

**Tarpon Towers II, LLC Wireless Telecommunications Facility:** Seeking an area variance Section 240-81G(4)(c)(2) of the District Regulations in an R40/80 Zoning District.

-Where no tower can be located closer than **750 feet** on a horizontal plane to an existing dwelling unit, the applicant can provide **678 feet to 106 Caroline Drive East, Tax Grid No. 6056-03-261413.** Thus requesting a variance of 72 ft.

-Where no tower can be located closer than **750 feet** on a horizontal plane to an existing dwelling unit, the applicant can provide **558 feet to 108 Caroline Drive East, Tax Grid No. 6056-03-259396.** Thus requesting a variance of 192 ft.

-Where no tower can be located closer than **750 feet** on a horizontal plane to an existing dwelling unit, the applicant can provide **732 feet to 107 Caroline Drive East, Tax Grid No. 6056-03-238390.** Thus requesting a variance of 18 ft.

-Where no tower can be located closer than **750 feet** on a horizontal plane to an existing dwelling unit, the applicant can provide **585 feet to 114 Caroline Drive East, Tax Grid No. 6056-03-250363.** Thus requesting a variance of 165 ft.

-Where no tower can be located closer than **750 feet** on a horizontal plane to an existing dwelling unit, the applicant can provide **550 feet to 110 Caroline Drive East, Tax Grid No. 6056-03-255378.** Thus requesting a variance of 200 ft.

-Where no tower can be located closer than **750 feet** on a horizontal plane to an existing dwelling unit, the applicant can provide **649 feet to 116 Caroline Drive East, Tax Grid No. 6056-03-242352.** Thus requesting a variance of 101 ft.

The property is located at **110 Chelsea Road** and is identified by **Tax Grid No. 6056-03-339420.**

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

Mr. Shah: Second the Motion.

Roll Call Vote: Mr. Barr AYE  
DellaCorte AYE  
Mr. Lorenzini AYE  
Mr. Shah AYE  
Mr. Galotti AYE

**Mr. DellaCorte:** **Motion to Adjourn the Public Hearing to July 28, 2020.**  
Mr. Lorenzini: Second the Motion.  
Roll Call Vote: Mr. Barr AYE  
DellaCorte AYE  
Mr. Lorenzini AYE  
Mr. Shah AYE  
Mr. Galotti AYE

**Mr. Lorenzini:** **Motion to adjourn.**  
Mr. Shah: Second the Motion.  
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:35 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals