

Video of the September 28, 2021 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=bLBOR7BEML8>

Mr. Shah: Motion to accept the Minutes from September 14, 2021.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

Appeal No.: 21-7739 (Variance)

Gilberth M. Duran Beltran: Seeking an area variance Section 240-37 of District Regulations in an R15 Zoning District.

-Where **10 feet** to the side yard (right) property line is required, the applicant can provide **8.1'** for the construction of an 8' x 12' shed, thus requesting a variance of **1.9'**.

The property is located at **286 Ketchamtown Road** and is identified as **Tax Grid No.: 6156-02-544878** in the Town of Wappinger.

Mr. DellaCorte: Motion to open the Public Hearing.
Mr. Shah: Second the Motion.
Vote: All present voted Aye.

Mr. DellaCorte: Motion to close the Public Hearing.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Mr. Shah: Motion to grant the applicant the variance. After reviewing the application and the information you provided as well as the site visit, I think the requested variance is not significant. The alleged difficulty is self-created but granting the variance will not create substantial detriment to nearby property. There are no other feasible methods available for the applicant to achieve the benefit based on the property that you have. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Mr. DellaCorte: Second the Motion.
Roll Call Vote:
Mr. DellaCorte YES
Mr. Lorenzini YES
Mr. Shah YES
Mr. Barr YES
Mr. Galotti YES

Interpretation:

Appeal No. 21-7740 (Interpretation)

Ron Evangelista, et al:

- Seeking an Interpretation of Section 240-52(C), 240-21(D), 240-15, Non-Residential Schedule Definition of "Mixed Uses" of the District Zoning Regulations in an HM Zoning District. The applicant is seeking an interpretation of the Zoning Administrator, Barbara Roberti's interpretation of the Zoning Code dated June 20, 2021.

The property is located at **2357, 2361, 2363, 2365 N.Y.S. Route 9D** and is identified as **Tax Grid Nos.: 6157-01-048643, 057642, 057654, 059643, 040637** in the Town of Wappinger. (Stenger, Diamond & Glass)

Present: Ken Stenger – Stenger, Diamond & Glass
Nick Ward-Wallis – Keane & Beane
Zeidan Neshiewat – Applicant

Adjourned to October 26, 2021

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

Respectfully Submitted,

Adjourned: 7:20 pm
Bea Ogunti
Secretary
Zoning Board of Appeals