

MINUTES

**Town of Wappinger
Zoning Board of Appeals
November 23, 2021
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:

Mr. Wood	Conflict Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Discussion:

Richard & Erika Garland	Site Visit on December 11, 2021
	Public Hearing on December 14, 2021

Jiffy Lube International, Inc.	Site Visit on December 11, 2021
	Public Hearing on December 14, 2021

Interpretation:

Ron Evangelista, et al	Public Hearing on January 25, 2022
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Video of the November 23, 2021 Zoning Board Meeting:

<https://www.youtube.com/watch?v=YEs0b3RcP9I>

Mr. Shah: Motion to accept the Minutes from September 28, 2021.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Discussion:

Appeal No.: 21-7741 (Variance)

Richard & Erika Garland: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **17.5 feet** for the installation of a 15 x 30 x 54 above ground pool, thus requesting a variance of **2.5 feet**.

The property is located at **110 Kent Road** on 0.49 acres and is identified as **Tax Grid No.: 6258-04-713096** in the Town of Wappinger.

Present: Erika Garland – Applicant

Site Visit on December 11, 2021
Public Hearing on December 14, 2021

Appeal No.: 21-7742 (Variance)

Jiffy Lube International, Inc.: Seeking an area variance Section 240-37 of the District Regulations in a SC Zoning District.

-Where **75 feet** is required to a County or State road, the applicant can provide **57.3 feet** for the construction of a new building to allow necessary circulation and enhanced vehicular safety, thus requesting a variance of **17.7 feet**.

The property is located at **1506 Route 9** and is identified as Tax Grid No.: **6157-02-653974** in the Town of Wappinger.

Present: Brady Carlucci – Jiffy Lube representative

Site Visit on December 11, 2021
Public Hearing on December 14, 2021

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)

Mr. Lorenzini:

Motion to go into Executive Session for legal advice.

Mr. Shah:

Second the Motion.

Vote:

All present voted Aye.

Mr. Lorenzini:

Motion to come out of Executive Session.

Mr. Shah:

Second the Motion.

Vote:

All present voted Aye.

Miscellaneous:

Vote on 2022 meeting dates

Mr. Shah:

Motion to approve the 2022 meeting dates as amended.

Mr. Barr:

Second the Motion.

Vote:

All present voted Aye.

Mr. Shah:

Motion to adjourn.

Mr. Barr:

Second the Motion.

Vote:

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:10 pm

Bea Ogunti
Secretary
Zoning Board of Appeals