

MINUTES

**Town of Wappinger
Zoning Board of Appeals
December 13, 2022
Time: 7:00PM**

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

Summarized Minutes

Members:

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

Others Present:

Mr. Horan	Town Attorney
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Samuel V. Dawson	Variance granted
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Public Hearing:

Ronald A. Wesner	Variances granted
Neil Ryan Blaser	Adjourned to January 10, 2023

Discussion:

Cesar Barzallo	Site visit on January 7, 2023 Public Hearing on January 10, 2023
Alpine Commons Multi-family Workforce Housing	Circulate for Lead Agency

Video of the December 13, 2022 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=LCXwNqcLqmE&t=671s>

Mr. Barr:	Motion to accept the Minutes from November 22, 2022.
Mr. Lorenzini:	Second the Motion.
Vote:	All present voted Aye.

Adjourned Public Hearing:

Appeal No.: 22-7765 (Variance)

Samuel V. Dawson: Seeking an area variance Section 240-37 of the District Regulations in an R15 Zoning District.

-Where **30 feet** to the rear property line is required, the applicant can provide **7.4 feet** for the legalization of a freestanding 20' x 20' deck, thus requesting a variance of **22.6 feet**. The property is located at **8 Kretch Circle** and is identified as **Tax Grid No.: 6156-01-482749** in the Town of Wappinger.

Present:	Samuel V. Dawson – Applicant
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Mr. Shah:	Motion to open the Adjourned Public Hearing.
Mr. Lorenzini:	Second the Motion.
Vote:	All present voted Aye.

Mr. Galotti:	Motion to close the Adjourned Public Hearing.
Mr. Lorenzini:	Second the Motion.
Vote:	All present voted Aye.

Mr. Galotti:	Motion to grant the applicant the variance. The benefit cannot be achieved by any other feasible means. Does not propose any undesirable change in the neighborhood. The request is substantial, however that in and of itself is not enough for me to deny it. There is no adverse effect to the environment and the alleged difficulty is self-created.
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CONDITION: Applicant to remove 4 feet from the rear of the deck which is currently 3.4 feet from rear property line. Once 4 feet is removed from the rear of deck, this will have the deck at 7.4 feet from rear property line and will then meet the granted variance.

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

Public Hearing:

Appeal No.: 22-7771 (Area Variance)

Ronald A. Wesner: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **30 feet** for the construction of a 30' x 30' detached garage, thus requesting a variance of **10 feet**.

-Where **no accessory structure can have a footprint greater than 600 square feet nor a height in excess of 20 feet, the applicant is proposing to construct a 30' x 30' detached garage, thus requesting a variance of 300 square feet.**

The property is located at **9 Sylvia Drive** and is identified as **Tax Grid No.: 6257-02-756777** in the Town of Wappinger.

Present: Ronald A. Wesner – Applicant

Mr. Lorenzini:	Motion to open the Public Hearing.
Mr. Barr:	Second the Motion.
Vote:	All present voted Aye.

Mr. Galotti:	Motion to close the Public Hearing.
Mr. Lorenzini:	Second the Motion.
Vote:	All present voted Aye.

Mr. Barr:	Motion to grant the applicant the variances. The benefit cannot be achieved by any other means. There is no undesirable change to the neighborhood. The request is no longer substantial. There is no environmental or physical effect and the alleged difficulty is self-created.
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Mr. Lorenzini:	Second the Motion.
Roll Call Vote:	Mr. Lorenzini YES
	Mr. Shah YES
	Mr. Barr YES
	Mr. Galotti YES

Appeal No.: 21-7738 (Area Variance)

Neil Ryan Blaser: Seeking an area variance Sections 240-30 and 240-37 of District Regulations in an R40/80 Zoning District.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District, the applicant is proposing three accessory buildings.**

-Where **no accessory building shall have a footprint greater than 1200 square feet nor a height in excess of 20 feet. The applicant is proposing to construct a 4160 square feet pole barn including a 12' lean to with heat and electric for storage of tractor and farm equipment. This pole barn would be 40' x 80' square feet with a 12' x 80' lean to, therefore the applicant is seeking a 2960 square feet variance.**

The property is located at **41 Diddell Road** and is identified as **Tax Grid No.: 6359-03-274312** in the Town of Wappinger.

Mr. Lorenzini:

Mr. Barr:

Vote:

Motion to open the Public Hearing.

Second the Motion.

All present voted Aye.

Mr. Lorenzini:

Mr. Shah:

Vote:

Motion to adjourn the Public Hearing to January 10, 2023.

Second the Motion.

All present voted Aye.

Discussion:

Appeal No.: 22-7773 (Area Variance)

Cesar Barzallo: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide 19.1 feet for a house renovation, thus requesting a variance of **15.9 feet.**

The property is located at **15 Spook Hill Road** and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

Present:

Edwin Rodriguez – Applicant's Contractor

Site visit set for January 7, 2023

Public Hearing set for January 10, 2023

Appeal No.: 22-7772 (Area Variance)

Alpine Commons Multi-family Workforce Housing: Seeking an area variance Sections 240-37 and 240-81.7 of District Regulations in an SC Zoning District.

-Where a maximum of **93 dwelling units** is allowed, the applicant is proposing **144 dwelling units**, thus requesting a variance for an increase in the density for Mixed Uses to allow for **51 additional dwelling units** to be constructed.

-Where **2.5 stories or 35 feet** maximum building height is allowed, the applicant is requesting an increase to **3.5 stories or 50 feet building height**, thus requesting a variance of 1 story and/or **15 feet building height**.

-Where **282 parking spaces** is required for **144 dwelling units**, the applicant is requesting a decrease in required parking spaces to **238 parking spaces**, thus requesting a variance of **44 less parking spaces**.

The property is located at **1404 Route 9** and is identified as **Tax Grid No.: 6157-02-707773** in the Town of Wappinger.

Present:

Neil Alexander – Attorney
Brian Denarto – Dakota Partners

Mr. Galotti:

Motion to circulate intent for Lead Agency.

Mr. Lorenzini:

Second the Motion.

Vote:

All present voted Aye.

Mr. Barr:

Motion to adjourn.

Mr. Shah:

Second the Motion.

Vote:

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:36 pm

Bea Ogunti
Secretary
Zoning Board of Appeals