

MINUTES

**Town of Wappinger
Zoning Board of Appeals
April 23, 2024
Time: 7:00PM**

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

Summarized Minutes

Members:

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

Others Present:

Mrs. Subrize	Deputy Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Old State Road (561-563)	Variance granted.
Caitlin & Jesse Shellock	Variance granted.

Mr. DellaCorte: Motion to accept the Minutes from the April 9, 2024 meeting.

Mr. Denardo Second the Motion.

Vote: All present voted Aye.

Video of the April 23, 2024 Zoning Board of Appeals meeting:

https://www.youtube.com/watch?v=7iP2_rADY8&list=PLcCjg2q5NlqkcilLKVhTsjnwyp65fGoOM&index=67

Public Hearing:

Appeal No.: 24-7820 (Area Variance)

Old State Road (561-563) – Gabe Vega: Seeking an area variance Section 240-37 and 240-81.7 (B) of District Regulations in an HB Zoning District.

-Where a minimum of 25% is required, the applicant can provide 13% of commercial office space, thus requesting a variance of 12%. The property is located at **561-563 Old Road** on 1.78 acres and is identified as **Tax Grid No.: 6157-02-580777** in the Town of Wappinger.

Present: Gabe Vega – Applicant

Mr. Denardo: Motion to open the Public Hearing.

Mr. DellaCorte: Second the Motion.

Vote: All present voted Aye.

Mr. Denardo: Motion to close the Public Hearing.

Mr. DellaCorte: Second the Motion.

Vote: All present voted Aye.

Mr. Galotti: Motion to grant the applicant the variance. I don't believe the benefit can be achieved by any other feasible means. It is not going to create an undesirable change to the neighborhood. It is going to improve it for sure. The change is substantial but not enough to sway my decision. The request will not have any physical or environmental effects. The alleged difficulty is self-created but again not enough to sway my decision.

CONDITION: The variance that is being granted tonight only applies to that structure. Anything else that is done there will require a variance.

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

Appeal No.: 24-7821 (Area Variance)

Caitlin & Jesse Shellock: Seeking an area variance Section 240-37 and 240-20 (B) of District Regulations in an R-20 Zoning District.

-Where **50 feet** to the front yard property line is required, the applicant can provide **15 feet** to create a flagpole lot for **30 Easter Road** to access **Circle Drive**, thus requesting a variance of **35 feet**. The property is located at **30 Easter Road** on 1.0 acre and is identified as **Tax Grid No.: 6056-01-216765** in the Town of Wappinger.

Present: Caitlin & Jesse Shellock – Applicants

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

Mr. Barr: **Motion to authorize the secretary to send a letter to the Town Board asking that they review the area with a little more detail to see how other properties that are landlocked can get access.**

Mr. Lorenzini: Second the Motion.
Vote: All present voted Aye.

PUBLIC COMMENTS:

Diane Davila
8 Circle Drive
Wappingers Falls, NY 12590

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

Mr. Lorenzini: **Motion to grant the applicants the variance. The requested variance will not produce an undesirable change to the character of the neighborhood. As a matter of fact, it will help the neighborhood. There is no substantial detriment that will be created to nearby properties. There is no other feasible method available other than the town getting there and fixing the road to achieve the benefit you seek. The requested variance is substantial. The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district. Being that the alleged difficulty is self-created, I still don't see that as a reason not to grant the variance.**

Mr. Denardo: Second the Motion.

Roll Call Vote: Mr. DellaCorte YES
Mr. Lorenzini YES
Mr. Barr YES
Mr. Denardo YES
Mr. Galotti YES

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

Respectfully Submitted,

Adjourned: 7:18 pm

Bea Ogunti
Secretary
Zoning Board of Appeals