

**MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
February 24, 2009**

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

**Summarized Minutes**

**Members:**            Mr. Prager,            Chairman  
                              Mr. DellaCorte,      Vice-Chairman  
                              Mr. McVeigh,        Member  
                              Mr. Casella,         Member

**Member Absent:**  
  
                              Ms. McEvoy-Riley, Member

**Others Present:**  
  
                              Mrs. Lukianoff,      Zoning Administrator  
                              Mrs. Roberti,        Secretary

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**SUMMARY**

**Public Hearing:**

Anthony & Marieanne Verano      -Granted Variance with condition.

**Discussion:**

Degnan Site Plan                      -Accepted six month extension.

**Appeal No. 08-7389**

**Anthony & Marieanne Verano**- Seeking an area variance of Section 240-37 of District Regulations in an R-15 Zoning District.

-Where **a rear yard setback of 30 feet is required**, the applicant is **proposing a rear yard setback of 10 feet**, to allow for a 21' above ground pool, **thus requesting a variance of 20 feet**.

The property is located at **4 Daisy Lane** and is identified as **Tax Grid No. 6158-02-941839** in the Town of Wappinger.

Mr. Prager: Are the mailings in order?

Mrs. Roberti: Yes they are.

**Mr. Casella: Motion to open the public hearing.**

Mr. McVeigh: Second the motion

Vote: All present voted aye.

Mr. Verano: We do not have the property necessary to have 50 feet to the rear to install our pool. We are built on top of bedrock and we have done some excavating when our leech fields were replaced. They found solid rock.

Mr. Prager: We went out for a site visit and you stated that if possible you would move this in if you could.

Mr. Verano: Yes we plan on that. We also will move our shed in 30 inches so that it is in compliance.

Mr. Prager: Do you have a CO for it?

Mr. Verano: Yes.

Mr. Prager: What about the other one?

Mr. Verano: I never thought about it. It was there when we bought the house.

Mr. Prager: Anyone else with questions? Hearing none.

**Mr. DellaCorte: Motion to close the public hearing.**

Mr. McVeigh: Second the motion

Vote: All present voted aye.

**Mr. DellaCorte:** I motion to grant the variance. I believe the benefit cannot be achieved without it. I don't believe this will cause an undesirable change in the neighborhood or for the environment. It is substantial and self-created.

**Mr. Prager:** A condition will be that they move the shed forward before a CO is issued.

Mr. McVeigh: Second the motion

ZBA Roll Call: Mr. McVeigh: Aye.

Mr. Casella Aye.

Mr. DellaCorte: Aye.

Mr. Prager: Aye.

Mr. Verano: Thank you.

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### **Appeal No. 06-7299**

**John Degnan** – Applicant is now granting an additional six month extension while they appear before the planning board. This extension would begin on March 5, 2009 through September 3, 2009. Seeking an area variance of Section 240-37 of District Regulations in an HD Zoning District.

-Where **a lot depth of 300 feet is required**, the applicant is **proposing a lot depth of 260 feet** to allow for a pre-existing condition, **thus requesting a variance of 40 feet.**

The property is located at **1708 Route 9** and is identified as **Tax Grid No. 6158-02-543530** in the Town of Wappinger.

(Public Hearing was closed on April 11, 2006. )

Mr. McVeigh: How long on these extensions before we say enough is enough..

*Discussion followed.*

**Mr. Casella:** **Motion to accept the extension.**

Mr. McVeigh: Second the motion.

Vote: All present voted aye.

**Mr. McVeigh:**      **Motion to adjourn.**  
Mr. Casella:        Second the motion  
Vote:                 All present voted aye.

Meeting ended at 8:00 PM

Respectfully Submitted,

Barbara Roberti, Secretary  
Zoning Board of Appeals