

**MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
May 27, 2014**

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

**Summarized Minutes**

**Members:**

Mr. Prager	Chairman-Absent
Mr. Rexhouse	Member
Mr. Casella	Member-Acting Chairman
Mr. Johnston	Member-Absent
Mr. Galotti	Member

**Others Present:**

Mrs. Barbara Roberti	Zoning Administrator
Ms. Sue Rose	Secretary

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**SUMMARY**

Charles & Janet Dell'Amore	Variance Granted
Joseph & Jeannine Conforti	Variance Granted
Patricia & Martins	Variance Granted
Robert Flannigan	Site Visit & Public Hearing on June 24th

Mr. Casella: I would like to call the Town of Wappinger Zoning Board of Appeals to order. Roll call please.

Ms. Rose: Howard Prager-----Absent  
Brian Rexhouse- --Here  
Al Casella-----Here  
Bob Johnston-----Absent  
Peter Galotti-----Here

Mr. Casella: The next item on tonight's agenda is the acceptance of the minutes from April 22, 2014 and May 13, 2014.

Mr. Rexhouse: I make a motion to accept the minutes from April 22, 2014 and May 13, 2014.

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: The next item on the agenda is a Public Hearing on:

**Appeal No. 14-7521**

**Charles & Janet Dell'Amore**-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20 Zoning District.

-Where **20 feet** to the side yard is required, the applicant can only provide **17 feet 6 3/8 inches**, thus requesting a **2 foot 5 5/8 inch** variance for the construction of an **8 X 24** addition.

The property is located at **15 Doyle Drive** and is identified by **Tax Grid No. 6257-02-822546** in the Town of Wappinger.

Mr. Casella: Do I have a motion to open the Public Hearing?

Mr. Rexhouse: I make a motion to open the Public Hearing.

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: Are all the mailings in order?

Ms. Rose: Yes sir.

Mrs. Dell'Amore- My name is Janet Dell'Amore and I live at 15 Doyle Drive. We want to renovate my kitchen and with that in mind we want to make it a little bigger with a seating area.

Mr. Casella: We did have a site visit; is there anyone for or against this variance?

Mr. Casella: Hearing none; do I have a motion to close the Public Hearing?

Mr. Rexhouse: I make a motion to close the Public Hearing.

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: Do I have a motion to grant or deny this variance?

Mr. Galotti: I make a motion to grant this variance.

Mr. Rexhouse: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: The next item on the agenda is:

**Appeal No. 14-7522**

**Joseph & Jeannine Conforti**-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20/40 Zoning District.

Where **50 feet** to the rear yard is required, the applicant can only provide **22 feet**, thus requesting a **28 foot** variance for the construction of a **10 x 30** deck to an above ground pool.

The property is located at **17 Pine Ridge Drive** and is identified by **Tax Grid No. 6257-04-971161** in the Town of Wappinger.

Mr. Casella: Do I have a motion to open the Public Hearing?

Mr. Galotti: I make a motion to open the Public Hearing.

Mr. Rexhouse: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: Are all the mailings in order?

Ms. Rose: Yes sir.

Mrs. Conforti: My name is Jeannine Conforti and I live a 17 Pine Ridge Drive. We have an existing pool that we would like to build a deck around. It would be a lot easier to clean the pool being able to stand on the deck.

Mr. Casella: We did have a site visit; is there anyone for or against this variance?

Mr. Casella: Hearing none; do I have a motion to close the Public Hearing?

Mr. Rexhouse: I make a motion to close the Public Hearing.

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: Do I have a motion to grant or deny this variance?

Mr. Rexhouse: I make a motion to grant this variance.

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: The next item on the agenda is:

**Appeal No. 14-7523**

**Patrica & Antonio Martins** – Is seeking an area variance of Section 240-37 of District Zoning Regulations for an R-20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can only provide **7 feet**, thus requesting a **13 foot** variance for a **20 X 20** existing steel carport.

-The property is located at **119 Edgehill Drive** and is identified by **Tax Grid No. 6358-03-091091** in the Town of Wappinger.

Mr. Casella: Do I have a motion to open the Public Hearing?

Mr. Galotti: I make a motion to open the Public Hearing.

Mr. Rexhouse: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: Are all the mailings in order?

Ms. Rose: Yes sir.

Mrs. Martins: My name is Patricia Martins and I live at 119 Edgehill Drive. I would like to keep my existing carport where it is.

Mr. Casella: How long have you had the car port there?

Mrs. Martins: Eight years.

Mr. Casella: We did do a site visit; is there anyone in the audience for or against this variance.

Mr. Hamilton: My name is Robert Hamilton and I live at 121 Edgehill Drive. My

property touches the Martins' property on the side where the car port is. I have no objection to the car port and I do not find it offensive in any way. I would like my neighbors to be able to keep their car port.

Mr. Keros: My name is George Keros and I live at 120 Edgehill Drive. I live directly across from the Martins. They are good neighbors and I don't have a problem with the car port.

Mrs. Keros: My name is Rita Keros and I live at 120 Edgehill Drive. There house is immaculate and the car port is neat. I would also agree with my husband; they should be able to keep the car port.

Mr. Casella: Is there anyone else in the audience that would like to speak for or against this; hearing none, do I have a motion to close the Public Hearing.

Mr. Rexhouse: I make a motion to close the Public Hearing.

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: Do I have a motion to grant or deny this variance?

Mr. Galotti: I make a motion to grant the variance.

Mr. Rexhouse: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: The next item on the agenda is:

### **Appeal No. 14-7525**

**Robert Flannigan**-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20 Zoning District.

-Where **20 feet** to the side yard is required, the applicant can only provide **17 feet**, thus requesting a **3 foot variance** for the construction of a **26 foot X 14 foot (with steps)** replacement deck.

The property is located at **48 Reggie Drive** and is identified by Tax Grid No. **6257-01-073769** in the Town of Wappinger.

Mrs. Flannigan: My name is Judith Flannigan and I live at 48 Reggie Drive. My husband just wants to replace what is there for safety reasons. The new deck will be the same size as the old one.

Mr. Casella: You have a 26 X 14 deck there now?

Mrs. Flannigan: Yes.

Mrs. Roberti: I do want to say that when the house was built the house was only 17 feet from the side yard. I did notice you have central air. You or your husband needs to come in and add that to this building permit. Your pool does not have a permit.

Mrs. Flannigan: This was all done before we bought the house.

Mrs. Roberti: I know but before a decision is made at the next meeting, this needs to be taken care of.

Mr. Casella: We will have a site visit this Saturday, May 31<sup>st</sup>.

Mr. Casella: Do I have a motion to adjourn this meeting?

Mr. Rexhouse: I make a motion to adjourn this meeting.

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Meeting Adjourned 7:22PM

Respectfully Submitted,

Sue Rose, Secretary  
Zoning Board of Appeals