



**Village of Wappingers Falls**

**Office of Planning & Zoning**

**2582 South Avenue, Wappingers Falls, NY 12590**

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**www.wappingersfallsny.gov**

**MINUTES OF THE ZONING BOARD OF APPEALS 09/08/2020**

**This meeting was held online and telephonically utilizing the WebEx platform.**

**Present:** Allen Firstenberg – Chairman, Frank Barresi, Bridget Gannon, Heidi Murphy, Loretta Holloway, Vincent Harvey (alternate), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

The meeting was called to order at 7:42 p.m.

The Planning and Zoning Assistant completed roll call of the Zoning Board members.

Lisa M. Cobb, Attorney, read the Statement of Compliance.

**CONTINUATION OF PUBLIC HEARING**

**GAS LAND - 1663 Route 9 - 1663 Route 9 (Grid #6158-14-498418) – Gas Land Holdings Corp. (Zeidan Nesheiwat) (Owner and Applicant); Chazen Companies (Consultant) – Site Plan.**

This property is located Commercial Mixed Use (CMU) zoning district. The applicant is seeking to construct an addition and related site improvements to an existing gas station. The required variances include the following:

1. §151 Table 2F – required minimum building height is 2 stories – existing structure and proposed addition are only 1 story. Therefore, a one-story variance is required.
2. §151 Table 2F – required front setback – the maximum permitted setback for a principal building from a principal and secondary frontage is 12 feet. The building addition is set back 76 ft. ± from Route 9 (the principal frontage) and will require a 64 ft. ± variance. The building addition is set back 70 ft. ± from the secondary frontage on North Mesier Avenue and will require a 58 ft. ± variance.

3. §151 Table 2F requires a minimum frontage buildout at setback for the principal building of 80%. The total frontage of the lot is 149 feet ±, 80% of which is 119 ft. ±. The structure, inclusive of the proposed addition, is 64 ft. ± wide, requiring a variance of 55 feet ±.

4. §151-25(C)(7) prohibits signs with flashing, blinking, intermittent, or moving lights, or any artificial light which does not maintain stationery and constant intensity and color at all times, except signs displaying time and/or temperature. The proposed sign with digital pricing violates this section of the Code.

Motion to adjourn public hearing until October 6, 2020 meeting:

Motion: Allen Firstenberg

Second: Bridget Gannon

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Lorretta Holloway – Aye

Allen Firstenberg – Aye

**12 SPRING STREET - 12 Spring Street (Grid #6158-14-366293) – Patrick T. O’Neill (Owner and Applicant) – Area Variance Application.**

This property is located in the Residential (R) zoning district. The applicant is seeking to construct a 12 ft. x 18 ft. deck and erect a pavilion on an 11 ft. x 16 ft. concrete slab. The required variance includes the following:

1. §151 Table 2A – allowed maximum lot coverage of 35%. The addition of the deck, pavilion and concrete slab would exceed the allowed maximum lot coverage.

Motion to open public hearing:

Motion: Bridget Gannon

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Lorretta Holloway – Aye

Allen Firstenberg – Aye

Motion to close public hearing:

Motion: Bridget Gannon

Second: Heidi Murphy

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Loretta Holloway – Aye

Allen Firstenberg – Aye

Motion to grant a variance of 7%:

Motion: Frank Barresi

Second: Bridget Gannon

All in Favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Frank Barresi – Aye

Heidi Murphy – Aye

Loretta Holloway – Aye

Allen Firstenberg – Aye

**13 HILLSIDE AVENUE - 13 Hillside Avenue (Grid #6158-13-207344) – Adam T. Lauricella and Keely Sheehan (Owners and Applicants); Alfred A. Cappelli, Jr. (Architect) – Area Variance Application.**

This property is located in the Residential (R) zoning district. The applicant is seeking to install a 15 ft. diameter above ground swimming pool in the yard. The required variance includes the following:

1. §151 Table 2A – allowed maximum lot coverage of 35%. The installation of a 15 ft. diameter above ground swimming pool would exceed the allowed maximum lot coverage.

Motion to open public hearing:

Motion: Bridget Gannon

Second: Heidi Murphy

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye  
Heidi Murphy – Aye  
Frank Barresi – Aye  
Lorretta Holloway – Aye  
Allen Firstenberg – Aye

Motion to adjourn public hearing until October 6, 2020 meeting:

Motion: Allen Firstenberg  
Second: Bridget Gannon  
All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye  
Heidi Murphy – Aye  
Frank Barresi – Aye  
Lorretta Holloway – Aye  
Allen Firstenberg – Aye

The Chairman announced that Rachel DiGrazia resigned from the Zoning Board.

Motion to extend our appreciation to Rachel DiGrazia for her service to this Board and to the Village, and Allen Firstenberg will come up with a suitable limerick to express that:

Motion: Allen Firstenberg  
Second: Bridget Gannon  
All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye  
Heidi Murphy – Aye  
Frank Barresi – Aye  
Lorretta Holloway – Aye  
Allen Firstenberg – Aye

Nominations were made for Vice Chair and Chairman.

- Bridget Gannon nominated Allen Firstenberg for Chairman and Heidi Murphy for Vice-Chair
- Heidi Murphy nominated Allen Firstenberg for Chairman and Bridget Gannon for Vice-Chair

Motion for Heidi Murphy to be Vice Chair:

Motion: Bridget Gannon

Second: Frank Barresi

All in Favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Lorretta Holloway – Aye

Allen Firstenberg – Aye

Motion for Allen Firstenberg to be Chairman:

Motion: Bridget Gannon

Second: Heidi Murphy

All in Favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Lorretta Holloway – Aye

Allen Firstenberg – Abstained

Vincent Harvey – Aye

Motion to move Zoning Board meeting times to 7:00 p.m. beginning November 10, 2020:

Motion: Bridget Gannon

Second: Frank Barresi

All in Favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Lorretta Holloway – Aye

Allen Firstenberg – Aye

Motion to adjourn meeting:

Motion: Allen Firstenberg

Second: Bridget Gannon

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye  
Heidi Murphy – Aye  
Frank Barresi – Aye  
Lorretta Holloway – Aye  
Allen Firstenberg – Aye

The meeting was adjourned at 9:56 p.m.