



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF THE ZONING BOARD OF APPEALS 08/11/2020

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

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

The meeting was called to order at 7:36 p.m.

The Zoning Board Chair completed roll call of the Zoning Board members.

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

PUBLIC HEARINGS

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 open the public hearing:

Motion: Bridget Gannon

Second: Heidi Murphy

All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye

Heidi Murphy – Aye

Rachel DiGrazia – Aye

Bridget Gannon – Aye

Allen Firstenberg – Aye

- Review of Dutchess County comment letter
- The Zoning Board chair read a letter submitted by neighboring residents

Motion to adjourn the public hearing until the September 8th meeting:

Motion: Bridget Gannon

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye

Heidi Murphy – Aye

Rachel DiGrazia – Aye

Bridget Gannon – 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.
 - Patrick T. O’Neill, applicant, discusses the project
 - The Zoning Board was unable to open the public hearing

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.
 - Alfred A. Cappelli, Jr., Architect, discusses the lot coverage
 - The Zoning Board was unable to open the public hearing

Motion to adjourn meeting:

Motion: Bridget Gannon

Second: Heidi Murphy

All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye

Heidi Murphy – Aye

Rachel DiGrazia – Aye

Bridget Gannon – Aye

Allen Firstenberg – Aye

The meeting was adjourned at 8:37 p.m.