



Village of Wappingers Falls

Office of Planning & Zoning

2582 South Avenue, Wappingers Falls, NY 12590

Phone: (845) 297-5277 Fax: (845) 296-0379

www.wappingersfallsny.gov

MINUTES OF THE ZONING BOARD OF APPEALS 1/11/2022

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

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

The meeting was called to order at 7:10 p.m.

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

The Zoning Board Chair read the Statement of Compliance.

The Chair announced that Heidi Murphy resigned from the Zoning Board of Appeals.

Motion to recognize the work that Heidi Murphy has done in the service of the Zoning Board and of the Village, and to forward a request to the mayor that the Village Board do the same:

Motion: Allen Firstenberg

Second: Unanimous

All in favor – none opposed

Motion to approve the June 21, 2021, minutes:

Motion: Bridget Gannon

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye
Frank Barresi – Aye
Loretta Holloway – Aye
Vincent Harvey – Aye
Allen Firstenberg – Aye

PUBLIC HEARING

2746 W MAIN STREET - 2746 W Main Street (Grid #6158-14-252469) – Viserba Breglia Holdings, LLC (Owner and Applicant), William H. Povall, III, P.E., Povall Engineering, PLLC (Engineer) – Area Variance Application.

This property is located in the Village Mixed (VM) zoning district. The applicant is seeking a variance from Village Code §151-61, Definitions, “Dwelling, Multifamily” which permits “[a] building containing more than two dwelling units or a part of a building above a permitted business use containing more than two dwelling units” to allow a multifamily dwelling that (a) contains only two dwelling units and (b) has one of the dwelling units located below the commercial use.

Motion to open the public hearing:

Motion: Bridget Gannon
Second: Loretta Holloway
All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye
Frank Barresi – Aye
Loretta Holloway – Aye
Vincent Harvey - Aye
Allen Firstenberg – Aye

Motion to close the public hearing:

Motion: Frank Barresi
Second: Bridget Gannon
All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye
Frank Barresi – Aye
Loretta Holloway – Aye
Vincent Harvey – Aye
Allen Firstenberg – Aye

Motion that the ZBA finds that the benefit to the applicant outweighs the detriment to the neighborhood or community and thus grants a variance from Village Code §151-61, Definitions, “Dwelling, Multifamily”, to permit only two dwelling units and that one of the dwelling units may be located below the commercial use, subject to the condition that the lease mention parking for the two dwelling units is allocated at 20 West Street:

Motion: Allen Firstenberg
Second: Loretta Holloway
All in favor – none oppose

Roll Call Vote: Bridget Gannon – Aye
Frank Barresi – Aye
Loretta Holloway – Aye
Vincent Harvey - Aye
Allen Firstenberg – Aye

Motion to adjourn meeting:

Motion: Bridget Gannon
Second: Frank Barresi
All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye
Frank Barresi – Aye
Loretta Holloway – Aye
Vincent Harvey - Aye
Allen Firstenberg – Aye

The meeting was adjourned at 7:56 p.m.