



**Village of Wappingers Falls**

**Office of Planning & Zoning**

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

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**[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)**

**MINUTES OF THE ZONING BOARD OF APPEALS 10/4/2022**

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

**Absent:** Bridget Gannon – Vice Chair, Loretta Holloway

The meeting was called to order at 7:02 p.m.

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

It was noted that Allen Firstenberg was reappointed to the Zoning Board of Appeals.

Motion to approve the January 1, 2021, minutes:

Motion: Frank Barresi

Second: Vincent Harvey

All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

***PUBLIC HEARINGS***

**CENTER FOR PHYSICAL THERAPY - 2 Delavergne Avenue (Grid #6158-10-268607) – Campilli-Snyder Fmly Farm LLC (Owner and Applicant) – Christian R. Paggi, PE (Engineer) – Area Variance Application.**

This property is located in the Village Mixed (VM) zoning district. The applicant is seeking a variance from Village Code Attachment §151-5(C) and Zoning Table 2D, “Setbacks - Principal Building,” for parcels in the Village Mixed (VM) zoning district, to permit the construction of an addition to the existing structure, having a proposed secondary frontage setback of 7 feet, 8

inches, where a minimum of 10 feet is mandated, therefore requiring a variance of 2 feet, 2 inches.

Motion to open the public hearing:

Motion: Frank Barresi  
Second: Vincent Harvey  
All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye  
Vincent Harvey – Aye  
Allen Firstenberg – Aye

Motion to consent to the Village of Wappingers Falls Planning Board serving as lead agency on the 2 Delavergne Avenue application:

Motion: Allen Firstenberg  
Second: Frank Barresi  
All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye  
Vincent Harvey – Aye  
Allen Firstenberg – Aye

Motion to adjourn the public hearing until the November 15, 2022, meeting:

Motion: Allen Firstenberg  
Second: Frank Barresi  
All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye  
Vincent Harvey – Aye  
Allen Firstenberg – Aye

**2731 W MAIN STREET - 2731 W Main Street (Grid #6158-13-240434) – Dylan Aguado (Owner and Applicant) – William H. Povall, III, P.E. (Engineer) – Area Variance Application.**

This property is located in the Village Mixed (VM) zoning district. The applicant is seeking variances from Village Code §151-9(B)(1) which requires a right-of-way not less than 40 feet wide, with a minimum road width of 18 feet, when more than one principal building is to be located on the same lot and each building is required to have access, to permit the construction of a second 2-family dwelling on the property to be accessed by a right-of-way width of 16 feet,

with a road width of 14 feet, requiring a variance of 24 feet for the right-of-way width, and a variance of 4 feet for the road width.

Motion to open the public hearing:

Motion : Frank Barresi

Second: Vincent Harvey

All in favor – none opposed

Roll Call Vote: Frank Barresi - Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion to close the public hearing:

Motion: Frank Barresi

Second: Vincent Harvey

All in favor – none opposed

Roll Call Vote: Frank Barresi - Aye

Vincent Harvey - Aye

Allen Firstenberg - Aye

Motion to Classify as a Type II Action:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Frank Barresi - Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion to grant a variance of 24 feet for the right-of-way width, and a variance of 4 feet for the road width:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none oppose

Roll Call Vote: Frank Barresi – Aye  
Vincent Harvey – Aye  
Allen Firstenberg – Aye

Motion to consent to the Town of Poughkeepsie Planning Board serving as lead agency on the Delavergne Avenue Subdivision application:

Motion: Allen Firstenberg  
Second: Vincent Harvey  
All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye  
Vincent Harvey – Aye  
Allen Firstenberg – Aye

Motion to adjourn meeting:

Motion: Allen Firstenberg  
Second: Vincent Harvey  
All in favor – none opposed

Roll Call Vote: Frank Barresi – Aye  
Vincent Harvey – Aye  
Allen Firstenberg – Aye

The meeting was adjourned at 8:14 p.m.