



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF THE ZONING BOARD OF APPEALS 6/6/2023

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

Absent: Loretta Holloway – Vice Chair, Vincent Harvey

The meeting was called to order at 7:17 p.m.

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

The Chair noted that there was not a quorum of board members present at the meeting.

The May 9th minutes will be voted on at the next scheduled Zoning Board meeting.

CONTINUED PUBLIC HEARING

17 S MESIER AVENUE - 17 S Mesier Avenue (Grid #6158-18-377180) Duncan Nichol (Owner and Applicant) – Area Variance Application.

This property is located in the Village Residential (VR) zoning district. The applicant is seeking a variance from §151-24(C) of the Village Code, which prohibits parking in the front yard in any district for all existing structures and uses, to permit the construction of a parking area in the front yard.

Motion to reopen the public hearing:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Allen Firstenberg – Aye

Frank Barresi – Aye

Motion to adjourn the public hearing until the June 13, 2023, meeting:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Allen Firstenberg - Aye

Frank Barresi – Aye

PUBLIC HEARING

10 MARKET STREET - 10 Market Street (Grid #6158-14-300255) JL Red Oaks Mill Plaza, LLC c/o Gjafer Berisha (Owner and Applicant) – Area Variance Application.

This property is located in the Village Commercial (VC) zoning district. The applicant is seeking a variance from Village Code §151 Zoning Table 2E, “Building Configuration, #2,” for parcels in the Village Commercial (VC) zoning district, to permit the construction of a first floor with a 17-foot height, where first floors are permitted to have a maximum height of 14 feet and a minimum height of 12 feet, therefore requiring a variance of 3 feet.

Motion to open the public hearing:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Allen Firstenberg – Aye

Frank Barresi – Aye

Motion to adjourn the public hearing until the June 13, 2023, meeting:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Allen Firstenberg – Aye

Frank Barresi – Aye

Motion to adjourn meeting:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

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

The meeting was adjourned at 7:21 p.m.