



**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 SPECIAL MEETING 6/13/2023**

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

**Absent:** none

The meeting was called to order at 7:00 p.m.

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

Motion to approve the May 9, 2023, minutes:

Motion: Frank Barresi

Second: Loretta Holloway

All in favor – none opposed

Roll Call Vote: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

The June 6, 2023, minutes were accepted, as written. (There was no quorum in attendance.)

***CONTINUED PUBLIC HEARINGS***

**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: Frank Barresi

Second: Vincent Harvey

All in favor – none opposed

Roll Call Vote: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion to close the public hearing:

Motion: Frank Barresi

Second: Loretta Holloway

All in favor – none opposed

Roll Call Vote: Loretta Holloway - Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion that the ZBA finds that the benefit to the applicant outweighs any detriment to neighborhood or community and therefore grants the requested variance, to permit parking in the front yard, with the following conditions:

- The width of the parking area be a maximum of 9 feet, and the length at least 18 feet.
- There shall be two tracks for the car composed of concrete with a grassy area in between.
- There shall be a landscaped strip of at least 1 foot in width between the parking area and the property line, running the length of the parking area.
- The curb cut shall be no wider than 9 feet.

Motion: Frank Barresi

Second: Allen Firstenberg

3 in favor – 1 opposed

Roll Call Vote: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg - Nay

**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 reopen the public hearing:

Motion: Vincent Harvey

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion to Classify as an Unlisted Action:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg - Aye

Motion to declare the ZBA as lead agency:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion that the proposed action will not result in any significant adverse environmental impacts:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Loretta Holloway – Aye

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: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion that the ZBA finds that the benefit to the applicant outweighs any detriment to neighborhood or community and therefore the variance request of 3 feet is granted to permit a first-floor height of 17 feet:

Motion: Allen Firstenberg

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Loretta Holloway – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg - Aye

Motion to adjourn meeting:

Motion: Frank Barresi

Second: Loretta Holloway

All in favor – none opposed

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

The meeting was adjourned at 9:26 p.m.

DRAFT