



**Village of Wappingers Falls**

**Office of Planning & Zoning**

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**www.wappingersfallsny.gov**

**MINUTES OF THE ZONING BOARD OF APPEALS SPECIAL MEETING 6/21/2021**

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

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

**Absent:** Loretta Holloway

The meeting was called to order at 7:09 p.m.

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

The Zoning Board Chair made Vincent Harvey a voting member for this meeting.

Motion to approve the June 8, 2021 minutes:

Motion: Bridget Gannon

Second: Vincent Harvey

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

***CONTINUED PUBLIC HEARING***

**63 S REMSEN AVENUE - 63 S Remsen Avenue (Grid #6158-18-377051) – Renee Bodie and Mark Bodie (Owners and Applicants) – Area Variance Application.**

This property is located in the Residential (R) zoning district. The applicants are seeking to construct a deck and install a 24 ft. above ground pool. The applicants are seeking an area variance from §151 Table 2A, which mandates that lot coverage not exceed 35%.

Motion to reopen the public hearing:

Motion: Bridget Gannon

Second: Allen Firstenberg

All in favor – none opposed

Roll Call Vote: Bridget Gannon - Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion to close the public hearing:

Motion: Bridget Gannon

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg - Aye

Motion to classify as Type II Action:

Motion: Allen Firstenberg

Second: Bridget Gannon

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion that the ZBA finds that the benefit to the applicants if the variance is granted outweighs any detriment to the health, safety and welfare of the neighborhood or community and, in evaluating the five criteria, the Board finds that the balance tips in favor of the applicants, and as such grants the requested variance (as amended during the meeting by the applicants) of 761.41 square feet, to allow a lot coverage of 3823.91 square feet, or 43.7%, where 35% is permitted, a variance of 8.7%:

Motion: Allen Firstenberg

Second: Bridget Gannon

3 in favor – 2 opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Nay

Frank Barresi – Nay

Vincent Harvey – Aye

Allen Firstenberg – Aye

Motion to adjourn the meeting:

Motion: Bridget Gannon

Second: Frank Barresi

All in favor – none opposed

Roll Call Vote: Bridget Gannon – Aye

Heidi Murphy – Aye

Frank Barresi – Aye

Vincent Harvey – Aye

Allen Firstenberg – Aye

The meeting was adjourned at 9:18 p.m.