



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF THE ZONING BOARD OF APPEALS 2/7/2023

Present: Allen Firstenberg – Chair, Loretta Holloway – Vice Chair, Bridget Gannon, 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.

Nominations were made for Chair and Vice Chair of the Zoning Board.

Motion to elect Allen Firstenberg as Chair:

Motion: Frank Barresi

Second: Bridget Gannon

All in favor – none opposed

Abstained: Allen Firstenberg

Roll Call Vote: Bridget Gannon – Aye

Frank Barresi – Aye

Loretta Holloway – Aye

Vincent Harvey – Aye

Allen Firstenberg – Abstained

Motion to elect Lorretta Holloway as Vice Chair:

Motion: Bridget Gannon

Second: Vincent Harvey

All in favor – none opposed

Abstained: Loretta Holloway

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

Motion to approve the October 4, 2022, minutes:

Motion: Allen Firstenberg
Second: Frank Barresi
All in favor – none opposed
Abstained: Bridget Gannon
Abstained: Loretta Holloway

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

Motion to approve the November 15, 2022, minutes:

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

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

PUBLIC HEARING

5 Mc KINLEY STREET - 5 Mc Kinley Street (Grid #6158-17-110181) Zoila Alvarez (Owner and Applicant) – Jeff Kane, AICP CEP, Kane Planning & Development Consultants (Consultant) – Area Variance Application.

This property is located in the Residential Mixed Use (RMU) zoning district. The applicant is seeking a variance from Village Code §151 Table 2B which requires a 10-foot minimum rear

setback, to legalize the expansion of a 3-season room which has a 0-foot rear setback, therefore requiring a 10-foot area variance.

Motion to open the public hearing:

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

Motion to classify as a Type II Action:

Motion: Allen Firstenberg

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 to close the public hearing:

Motion: Frank Barresi

Second: Vincent Harvey

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 grant a variance of 10 feet:

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

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 7:32 p.m.