



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF THE ZONING BOARD OF APPEALS 5/9/2023

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.

The Chair noted that at this time there are only 4 members on the board. There is 1 vacancy and alternate seats also need to be filled.

Motion to extend the board's appreciation to Bridget Gannon for her years of service on the Zoning Board of Appeals:

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 approve the February 7, 2023, minutes, as amended:

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

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 open 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 classify as a Type II 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 adjourn the public hearing until the June 6, 2023, meeting:

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

27 HILLSIDE AVENUE - 27 Hillside Avenue (Grid #6158-13-177372) Trent R. Atkinson (Owner and Applicant) – Area Variance Application.

This property is located in the Residential (R) zoning district. The applicant is seeking a variance from Table 2A of Section 151 of the Village Code, which permits a maximum lot coverage of 35%, to permit the construction of an in-ground swimming pool and concrete patio, and the placement of a shed on the property. With these improvements, the lot coverage would be above the permitted amounts by 1,644.5 feet, requiring a variance of 8.6%.

Motion to open 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 a Type II 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 close the public hearing:

Motion: Frank Baressi
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 the neighborhood or community and therefore the variance request is granted to permit lot coverage of 43.8%:

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: Vincent Harvey
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 8:45 p.m.