

## AGENDA as of April 5, 2023

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: April 11, 2023  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

Acceptance of the Minutes from March 28, 2023

Roll Call

### Amended Public Hearing:

#### Appeal No.: 23-7779 (Area Variance)

**Karan Garewal:** Seeking an area variance Section 240-37 of District Regulations in an R80 Zoning District.

-Where **40 feet** to the side yard (left) property line is required, the applicant can provide **0.9 feet** for the legalization of a garage and bathroom on 1.40 acres, thus requesting a variance of **39.1 feet**.

The property is located at **12 Schlichter Road** and is identified as **Tax Grid No.: 6156-02-986957** in the Town of Wappinger.

### Public Hearing:

#### Appeal No.: 23-7781 (Area Variance)

**Melissa Roe and Kevin White:** At the request of owners, Melissa Roe and Kevin White (Stear Subdivision, Lot 3) who are seeking an area variance Section 240-20 of District Regulations in an R-40 Zoning District.

-Whereas Section 240-20, access to a lot shall be over existing frontage of a street or highway, the applicant proposes access from rear of property over a paper road.

The property is located on **Forest View and Pine Ridge Drive** and is identified as **Tax Grid No.: 6256-02-800965** in the Town of Wappinger. This property is known as Stear Subdivision, Lot 3.

#### Appeal No.: 23-7782 (Area Variance)

**Bryan Dufresne:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **38.58 feet** for the construction of a new house on 0.58 acres, thus requesting a variance of **1.42 feet**.

-Where **40 feet** to the rear property line is required, the applicant can provide **22.83 feet** for the legalization of a pre-existing non-conforming garage, thus requesting a variance of **17.17 feet**.

The property is located at **127 Chelsea Road** and is identified as **Tax Grid No.: 6056-03-461483** in the Town of Wappinger.

**Public Hearing Continued:**

**Appeal No.: 23-7783 (Area Variance)**

**Michael Simms**: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide **26 feet** for a 19 x 20 bedroom addition, with exterior stairs on 0.51 acre, thus requesting a variance of **9 feet**.

The property is located at **30 Kent Road** and is identified as **Tax Grid No.: 6258-03-310026** in the Town of Wappinger.

**Appeal No.: 23-7784 (Area Variance)**

**Bruce Greg**: Seeking an area variance Sections 240-37 of District Regulations in an R40 Zoning District.

**-Where no accessory structure over 1,000 sf. is allowed on 3 acres, the applicant is looking to legalize an existing addition to their pole barn which is now 1,600 sf, on 3.05 acres, thus requesting a variance of 600 sf.**

The property is located at **67 Ketchamtown Road** and is identified as **Tax Grid No.: 6157-03-183429** in the Town of Wappinger.

**Appeal No.: 23-7785 (Area Variance)**

**Raymond & Lucretia O'Dell**: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **35 feet** to the front yard property line is required, the applicant can provide **20 feet** for an existing pool and to allow for pool and deck to remain, thus requesting a variance of **15 feet**.

-Where **35 feet** to the front yard property line is required, the applicant can provide **20 feet** for the legalization of an existing shed with CO from 2005, thus requesting a variance of **15 feet**.

**-Where no structures are permitted in the front yard, the applicant has a pool, deck and shed, thus requesting a variance to allow for the structures to remain.**

The property is located at **21 Edgehill Drive** and is identified as **Tax Grid No.: 6258-04-889097** in the Town of Wappinger.

**Discussion:**

**Appeal No.: 23-7786 (Area Variance)**

**Elizabeth & Thomas Strianese:** Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

**-Where no accessory structure can be over 1200 sf. on 5 acres or more, the applicant is proposing a 1536 sf. (32' x 48') garage, thus requesting a variance of 336 sf.**

**-Where no more than two accessory structures are permitted on one building lot, the applicant currently has 3 structures, thus requesting a variance to allow the structures to remain.**

The property is located at **785 Wheeler Hill Road** on 24.60 acres and is identified as **Tax Grid No.: 6057-04-698179** in the town of Wappinger.

**Appeal No.: 23-7787 (Area Variance)**

**Christopher & Yasmine Slaughter:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

**-Where no more than two accessory structures are permitted on a residential lot, the applicant has a total of 5 accessory structures, thus requesting a variance to allow for the deck, pool deck and overhang (gazebo) with electric lights, metal roof and cedar deck to remain.**

**- Where no more than two accessory structures are permitted on a residential lot, the applicant has a total of 5 accessory structures, thus requesting a variance to allow for the shed, 20 x 10 run in shed with 3 small rooms for feed and chickens, playhouse /convert to chicken coop to remain.**

**- Where no more than two accessory structures are permitted on a residential lot, the applicant has a total of 5 accessory structures, thus requesting a variance to allow for the artist studio, previously livestock and converted from horse barn with electric, slop sink and toilet to remain.**

The property is located at **180 Widmer Road** on 59.30 acres and is identified as **Tax Grid No.: 6258-01-325728** in the Town of Wappinger.

**Town of Wappinger Zoning Board of Appeals**  
**April 11, 2023**  
**Page 4**

**Appeal No.: 23-7788 (Area Variance)**

**Brian & Cathy Holley**: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can provide **8.6'** for the legalization of a three season room, thus requesting a variance of **11.4'**.

-Where **20 feet** to the side yard property line is required, the applicant provide **8.6'** for the legalization of a covered screened deck.

-Where **20 feet** to the side yard property line is required, the applicant can provide **9.4'** for the legalization of an open deck, thus requesting a variance of **10.6'**.

The property is located at **16 Applesauce Lane** on 0.35 acres and is identified as **Tax Grid No.: 6258-04-701001** in the Town of Wappinger.

**Appeal No.: 23-7789 (Area Variance)**

**Nicholas Sena**: Seeking an area variance Section 240-37 of District Regulations in an R10 Zoning District.

**-Where only a four foot high fence is allowed in a front yard, the applicant would like to erect a 6 foot high fence for privacy, thus requesting a variance to allow a 6 foot fence along the side/front yard on Old Hopewell Road.**

The property is located at **1 Cayuga Drive** on 0.23 acres and is identified as **Tax Grid No.: 6157-02-543551** in the Town of Wappinger.

**Appeal No.: 23-7790 (Area Variance)**

**Luis Gutierrez**: Seeking an area variance Section 240-37 of District Regulations in an HB Zoning District.

-Where **50 feet** to the front yard property line is required, the applicant can provide **9 feet** for the construction of a covered landing with 3 steps, thus requesting a variance of **41 feet**.

-Where **50 feet** to the front yard property line is required, the applicant can provide **25 feet** for a ½ story pre-existing non-conforming house, thus requesting a variance to allow for a full second floor for bedrooms.

-Where **30 feet** to the rear yard property line is required, the applicant can provide **10 feet**, thus requesting a variance of **20 feet** for the construction of a 12 x 14 shed.

The property is located at **715 Sergeant Palmateer Way** on 0.58 acres and is identified as **Tax Grid No.: 6157-02-562852** in the Town of Wappinger.