

## AGENDA as of April 20, 2023

Town of Wappinger Zoning Board of Appeals  
MEETING DATE: April 25, 2023  
TIME: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

### Roll Call

### Acceptance of the Minutes from April 11, 2023

### Adjourned Public Hearing:

#### 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**.

-Where **20 feet** is required to the side property line, the applicant can provide **5 feet** for an existing shed, thus requesting a variance of **15 feet**.

-Where **40 feet** is required to the rear property line, the applicant can provide **11 feet** for an existing shed, thus requesting a variance of **29 feet**.

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

### Public Hearing:

#### 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 4 accessory structures, thus requesting a variance to allow the gazebo, shed, artist studio and garage to remain.**

**The playhouse is to be removed.**

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.

**Public Hearing Continues:**

**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 2 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.: 23-7789 (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.

**Discussion:**

**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.

**Discussion Continues:**

**Appeal No.: 23-7791 (Area Variance)**

**Cesar A. Barzallo:** Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

**-Where fences in front yards can have a maximum height of 4 feet, the applicant is requesting a height of 6 feet along two streets, thus requesting a variance to allow a 6 foot fence along Roberts Road and Spook Hill Road.**

The property is located at **15 Spook Hill Road** on 1.03 acres and is identified as **Tax Grid No.: 6257-01-003924** in the Town of Wappinger.

**Appeal No.: 23-7792 (Area Variance)**

**Brian A. Riguzzi:** Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

**-Where 25 feet to the side (left) property line is required, the applicant can provide 6.5 feet for the legalization of a 12' x 14' wood shed, thus requesting a variance of 18.5 feet.**

The property is located at **9 Larissa Lane** on 1.1 acres and is identified as **Tax Grid No.: 6358-03-246464** in the Town of Wappinger.

**Appeal No.: 23-7793 (Area Variance)**

**Michelle Marie Heinemann:** Seeking an area variance Sections 240-37 and 240-21 (F) (1) of District Regulations in an R40 Zoning District.

**-Where only two accessory structures are permitted on a parcel, the applicant has six accessory structures, thus requesting a variance to allow for the 3 sheds, one garage, gazebo, three-apartment structure to remain.**

**-Where a fence can only be four feet in height in a front yard, the applicant is requesting to erect a 6 foot fence, thus requesting a variance to allow a 6 foot fence in the front yard.**

The property is located at **1109-1111 Route 376** on a total of 25.2 acres and is identified as **Tax Grid Nos.: 6358-01-205670 (21.4 acres) and 6358-01-219740 (3.8 acres)** in the Town of Wappinger.