

**AGENDA amended on May 12, 2023**

**Town of Wappinger Zoning Board of Appeals**  
**MEETING DATE: May 23, 2023**  
**TIME: 7:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappinger Falls, NY**

**Acceptance of the Minutes from May 9, 2023**

**Adjourned 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.

**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.

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**Adjourned Public Hearing continues:**

**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 seven accessory structures, thus requesting a variance to allow for the 2 sheds, two garages, 2 gazebos, 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.

**Public Hearing:**

**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.: 23-7794 (Area Variance)**

**Enrique & Erika Penafiel**: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

**-Where 25 feet to the side (right) yard property line is required, the applicant can provide 7 feet for the installation of an 18' above ground pool, thus requesting a variance of 18 feet.**

The property is located at **96 Robinson Lane** and is identified as **Tax Grid No.: 6459-03-058412** in the Town of Wappinger.

**Public Hearing continues:**

**Appeal No.: 23-7795 (Area Variance)**

**Jay & Dana VanBenschoten**: Seeking an area variance Section 240-37 of District Regulations in an R40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **10 feet** for the legalization of a (352 sf.) shed with overhang, thus request a variance of **40 feet**. The property is located at **92 Hackensack Heights Road** on 2.2 acres and is identified as **Tax Grid No.: 6259-02-732509** in the Town of Wappinger.