

AGENDA as of February 11, 2026

SCAM EMAIL ALERT!!

There has been a recent increase in scam emails impersonating Town employees and officials requesting payment for placement on agendas via wire transfer or ACH. If you receive an email with an invoice requesting such a payment or have any questions regarding an invoice you may receive, please contact the Town of Wappinger directly.

The Town of Wappinger will NEVER request payment via wire transfer or ACH

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Town of Wappinger Zoning Board of Appeals
MEETING DATE: February 24, 2026
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from January 27, 2026

PUBLIC HEARING:

Appeal No.: 26-7867 (Area Variance)

Gregory Garner: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **31.8 feet** for the construction of a 448 sf shed, thus requesting a variance of **18.2 feet**. The property is located at **46 Hillcrest Court** on .92 acres and is identified as **Tax Grid No.: 6257-02-938852** in the Town of Wappinger.

DISCUSSION:

Appeal No.: 26-7868 (Area Variance)

7 Brew Coffee: Seeking an area variance Section 240-37 of District Regulations in an SC Zoning District.

-Where **75 feet** to the front yard property line is required to a State or County Road, the applicant can provide **31.8 feet** for the construction of a 510 sf., prefabricated building and canopy with necessary drive-thru circulation, thus requesting a variance of **43.2 feet**. The property is located at **1506 Route 9** on 0.74 acres and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger.

MISCELLANEOUS:

Discuss updated Area Variance application