

MINUTES

**Town of Wappinger
Zoning Board of Appeals
February 24, 2026
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Lorenzini	Chairman	Present
Mr. Barr	Co-Chair	Present
Mr. DellaCorte	Member	Present
Mr. Denardo	Member	Present
Mr. Hernandez	Member	Present

Others Present:

Mrs. Subrize	Deputy Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

PUBLIC HEARING:

Gregory Garner	Variance granted
----------------	------------------

DISCUSSION:

7 Brew Coffee	Site visit on March 7, 2026 Public Hearing on March 10, 2026
---------------	---

Video of the February 24, 2026 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=Y5splsjWcqA>

Mr. Denardo: **Motion to accept the Minutes from January 27, 2026.**
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

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.

Present: Gregory Garner – Applicant

Mr. Denardo: **Motion to open the Public Hearing.**
Mr. Hernandez: Second the Motion.
Vote: All present voted Aye.

Mr. Denardo: **Motion to close the Public Hearing.**
Mr. Hernandez: Second the Motion.
Vote: All present voted Aye.

Mr. Barr: **Motion to grant the applicant the variance. The benefit cannot be achieved by any other feasible means. You are locked in with a retaining wall, wooded property and common share lot. There is no undesirable change to the neighborhood and it's going to be more or less, not visible to anyone other than one neighbor to the side. The request is not substantial and there are no adverse physical or environmental effects. The alleged difficulty is debatably self-created.**

Mr. Denardo: Second the Motion.

Roll Call Vote:	Mr. DellaCorte	YES
	Mr. Hernandez	YES
	Mr. Barr	YES
	Mr. Denardo	YES
	Mr. Lorenzini	YES

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.

Present: Doug Beachel – Applicant’s representative

Site visit set for March 7, 2026

Public Hearing set for March 10, 2026

MISCELLANEOUS:

Discuss updated Area Variance application

Put on March 10, 2026 agenda for further discussion

Mr. Lorenzini:
Mr. Denardo:
Vote:

Motion to adjourn.
Second the Motion.
All present voted Aye.

Respectfully Submitted,

Adjourned: 7:40 pm

Bea Ogunti
Secretary
Zoning Board of Appeals