

MINUTES

**Town of Wappinger
Zoning Board of Appeals
March 10, 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:

7 Brew Coffee

Variance GRANTED

DISCUSSION:

Paul Arpi Caracundo

Site visit on March 21, 2026
Public Hearing on March 24, 2026

Mr. Denardo: Motion to accept the Minutes from February 24, 2026.
Mr. Lorenzini: Second the Motion.
Vote: All present voted Aye.

Video of March 10, 2026 Zoning Board of Appeals Meeting:

https://www.youtube.com/watch?v=GOA_8M5sf9c

PUBLIC HEARING:

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

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. Lorenzini: Motion to grant the applicant the variance. Whether the benefit can be achieved by any other means, yes but not feasible. It is not an undesirable change to the neighborhood, if anything it’s going to improve it. We were there Saturday and it’s unsightly between the graffiti and debris. The more people there the better and the delinquent won’t be hanging out there. Is the request substantial, it’s not. There are no adverse physical or environmental effects. The Mobil Station on Route 9 sticks out further than that will. Like Dave said, you are sunk in there so you will not see it. Whether the

alleged difficulty is self-created and without getting into moving sewage and all that, no. With the location of this and parking in the rear and the driveway isn't keeping with the Town's comprehensive plan it is important to point out. Zoning isn't necessarily up to date with the comprehensive plan, but the comprehensive plan does exist. I think the move of having to bring it closer to the street and the parking in the back is something I had spoken to in that document.

Mr. Denardo: Second the Motion.

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

Mr. Lorenzini: Motion to authorize the secretary to send a letter to the Planning Board that the ZBA is in favor of having this project in our Town.

Mr. Denardo: Second the Motion.
Vote: All present voted Aye.

DISCUSSION:

Appeal No.: 26-7869 (Area Variance)

Paul Arpi Caracundo: Seeking an area variance Section 240-37 of District Regulations in an R40/80 Zoning District.

-Where no fence over 4 feet in height is allowed in a front yard, the applicant is requesting to erect a 6 feet high fence in his front yard, thus requesting a variance of 2 feet. The property is located at **1946 Route 9D** on 0.73 acres and is identified as **Tax Grid No.: 6056-02-668648** in the Town of Wappinger.

Present: Paul Arpi Caracundo – Applicant

Site visit on March 21, 2026
Public Hearing on March 24, 2026

MISCELLANEOUS:

Discuss updated Area Variance application

Mr. Lorenzini: Motion to approve updated Area Variance application.
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Mr. Hernandez:

Mr. Denardo:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Adjourned: 7:20 pm

Respectfully Submitted,
Bea Ogunti
Secretary
Zoning Board of Appeals