

AGENDA amended on June 15, 2026

Town of Wappinger Zoning Board of Appeals
MEETING DATE: June 23, 2026
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the minutes from June

PUBLIC HEARING:

Appeal No.: 26-7870 (Area Variance)

Rene Mendez: 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 **5.9 feet** for the legalization of an 18' x 33' above ground pool, thus requesting a variance of **44.1 feet**. The property is located at **12 Brothers Road** on 0.74 acres and is identified as **Tax Grid No.: 6258-04-788460** in the Town of Wappinger.

DISCUSSION:

Appeal No.: 26-7872 (Area Variance)

Jeffrey Rufino: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **20 feet** for the installation of 16' x 32' inground pool, thus requesting a variance of **20 feet**.

-Where **10 feet** to the side yard (left) property line is required, the applicant can provide **6.2 feet** for the shed, thus requesting a variance of **3.8 feet**.

-Where no more than two accessory structures shall be permitted in any 1-Family Residential District, the applicant is proposing to allow for 3 existing sheds to remain on the property. The property is located at **10 Carroll Drive** on 0.36 acres and is identified as **Tax Grid No.: 6257-02-923602** in the Town of Wappinger.