

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER
DUTCHESS COUNTY

PLEASE TAKE NOTICE, the Town of Wappinger Zoning Board of Appeals will conduct a public hearing on the **21st day of July, 2026** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 of the Zoning Law of the Town of Wappinger to consider the following area variance:

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.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Wappinger at the public hearing as stated above.

Signed: John Lorenzini, Chairman
Zoning Board of Appeals
Town of Wappinger
June 16, 2026