

AGENDA as of July 8, 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

Town of Wappinger Zoning Board of Appeals
MEETING DATE: July 21, 2026
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from June 23, 2026

PUBLIC HEARING:

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.

DISCUSSION:

Appeal No.: 26-7873 (Area Variance)

Wappinger Fresh Market: Seeking an area variance Section 240-37 and 240-21(a) (c) of District Regulations in an HB Zoning District.

-Where 75 feet is required to the front yard of a county of state road, the applicant can provide 19 feet, from County Road 105 (New Hackensack Road), thus requesting a variance of 56 feet. The property is located at 1604 Route 9 on 1.73 acres and is identified as Tax Grid No.: 6158-04-542293 in the Town of Wappinger. (Narvaez)

DISCUSSION CONTINUES:

Appeal No.: 26-7874 (Area Variance)

Theodore Molinari: Seeking an area variance Section 240-37 of District Regulations in an R-80 Zoning District.

-Where **40 feet** to the side yard (right) property line is required, the applicant can provide **25.1 feet** for the legalization of 12' x 18' shed, thus requesting a variance of **14.9 feet**. The property is located at **40 Paulette Lane** on 1.26 acres and is identified as **Tax Grid No.: 6359-04-990167** in the Town of Wappinger.