

MINUTES

**Town of Wappinger
Zoning Board of Appeals
June 23, 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:

Rene Mendez	Variance granted
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DISCUSSION:

Jeffrey Rufino	Site visit on July 18, 2026 Public Hearing on July 21, 2026
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Mr. Hernandez: Motion to accept the Minutes from June 9, 2026.
Mr. DellaCorte: Second the Motion.
Vote: All present voted Aye.

Video of the June 23, 2026 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=ajuuTO0b97c>

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.

Present: Rene Mendez – 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. DellaCorte: Second the Motion.
Vote: All present voted Aye.

Mr. Lorenzini: Motion to grant the applicant the variance. The requested variance will not produce an undesirable change in the character of the neighborhood. There is no substantial detriment to nearby properties. There are other feasible methods but in the long run it's going to cost you a little bit of money to do that, but you will need to decide what you want to do in the future. The requested variance is very substantial. It really is huge and we really had to think about this for a while. We're looking past you and looking at the people who enjoy the pool. The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district. The alleged difficulty is self-created.

Mr. DellaCorte: Second the Motion.

Roll Call Vote: Mr. Barr NO
Mr. Denardo YES
Mr. DellaCorte YES
Mr. Hernandez YES
Mr. Lorenzini YES

CONDITION: This variance is for the existing used pool. The applicant has indicated that the pool would be replaced soon. If the pool were to be replaced, it will have to meet the current zoning requirements.

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.

Present: Jeffrey Rufino – Applicant

Site visit scheduled for July 18, 2026

Public Hearing scheduled for July 21, 2026

Mr. Denardo: Motion to adjourn.

Mr. DellaCorte: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:47 pm

Bea Ogunti
Secretary
Zoning Board of Appeals