

MINUTES

**Town of Wappinger
Zoning Board of Appeals
July 21, 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. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

PUBLIC HEARING:

Jeffrey Rufino	Variances granted
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DISCUSSION:

Wappinger Fresh Market	Site Visit on August 22, 2026 Public Hearing on August 25, 2026
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Theodore Molinari	Site Visit on August 22, 2026 Public Hearing on August 25, 2026
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Mr. Denardo: **Motion to accept the Minutes from the June 23, 2026 meeting.**
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Video of the July 21, 2026 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=xhcz8bnwjA4>

Mr. Lorenzini: On a personal note, this board would like to thank Judith Subrize who was here for about 6-7 months, filling in for Barbara Roberti. We are very happy to have you back, Barbara.

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 Residencial 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

Mr. Denardo: **Motion to open the Public Hearing.**
Mr. DellaCorte: 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. DellaCorte: Motion to grant the applicant the following variances. The requested variance will not produce an undesirable change to the character of the neighborhood. There is no substantial detriment that will be created to nearby properties. There is no other

feasible means for you to pursue and achieve the benefit you seek other than the requested variances. The requested variance is substantial. The proposed variance will not have an adverse impact on the environmental conditions in the neighborhood or district.

1. Where 40 feet to the rear yard property line is required, the applicant could provide 20 feet for the installation of 16' x 32' inground pool, thus a variance of 20 feet.
2. Where 10 feet to the side yard (left) property line is required, the applicant could provide 6.2 feet for the shed, thus requesting a variance of 3.8 feet.
3. Where no more than two accessory structures shall be permitted in any 1-Family Residential District, the applicant proposed to allow for 3 existing sheds to remain on the property

CONDITION: Should the structure become damaged and need to be replaced, it will have to meet the current zoning regulations.

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)

Present: John Lentini – Architect
Wilson Narvaez – Applicant

Site Visit on August 22, 2026
Public Hearing on August 25, 2026

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**.

-Where no accessory structure is permitted in a front yard, the applicant put a shed in the front yard, thus requesting a variance to allow the shed to remain.

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.

Present: AnnaMarie – Applicant's representative

Site Visit on August 22, 2026

Public Hearing on August 25, 2026

Mr. Denardo:
Mr. Hernandez:
Vote:

Motion to adjourn.
Second the Motion.
All present voted Aye.

Respectfully Submitted,

Adjourned: 7:48 pm

Bea Ogunti
Secretary
Zoning Board of Appeals