

MINUTES

**Town of Wappinger
Zoning Board of Appeals
August 25, 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:

Wappinger Fresh Market	Variance granted
Theodore Molinari	Variances granted

DISCUSSION:

Mid-Hudson Development	Public Hearing on September 8, 2026 Site Visit on September 5, 2026
Valentin Fuhrer	Public Hearing on September 8, 2026 Site Visit on September 5, 2026
Jaime H. Ortega	Public Hearing on September 8, 2026 Site Visit on September 5, 2026

Video of the August 25, 2026 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=ozR2bcwzb-s>

Mr. DellaCorte:	Motion to accept the Minutes from July 21, 2026.
Mr. Denardo:	Second the Motion.
Vote:	All present voted Aye.

PUBLIC HEARING:

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 – Applicant’s Architect Wilson Narvaez – Applicant
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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. Hernandez:	Second the Motion.
Vote:	All present voted Aye.

Mr. Barr:	Motion to grant the applicant the variance at 19 feet with the sketch on top. We’ll call it Option “B” for a lack of a better term. The “Step Option” wherein, you have a raised loading dock at the rear of the building and a lower end at the refrigerated section that steps in at the front of the building. Can the benefit be achieved by any other means, I’ll say no to that, short of demolishing the entire building and building a new one. Is it an undesirable change to the neighborhood, I think the adjacent seat to the Village and zoning means it is not an undesirable change to the neighborhood. The request is substantial and there’s no physical or environmental effects. The alleged difficulty is self-created.
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CONDITION: Cladding, articulation to be confirmed and verified by the Planning Board. Planting between the building and the street again, to be confirmed and verified by the Planning Board.

Mr. DellaCorte:

Second the Motion.

Roll Call Vote:

Mr. Barr	YES
Mr. Denardo	YES
Mr. DellaCorte	YES
Mr. Hernandez	YES
Mr. Lorenzini	YES

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 Croniser – Applicant's Representative

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. Hernandez:

Second the Motion.

Vote:

All present voted Aye.

Mr. Hernandez:

Motion to grant the applicant the variances based on the fact that the shed is extremely well screened and not visible from the front or the back of the house. The neighbor on one side could potentially see it if they look round some existing trees but the screening is well done. There is no effect on the environment. The alleged difficulty is self-created. It is substantial but definitely in keeping with what we are looking for and the fact that it doesn't change the overall look of the neighborhood.

Mr. Denardo:	Second the Motion.	
Roll Call Vote:	Mr. Barr	YES
	Mr. Denardo	YES
	Mr. DellaCorte	YES
	Mr. Hernandez	YES
	Mr. Lorenzini	YES

DISCUSSION:

Appeal No.: 26-7875 (Area Variance)

Mid-Hudson Development: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **75 feet** front yard setback is required on a State or County Road, the applicant can provide **63.2 feet** for a new house being built, thus requesting a variance of **11.8 feet**. The property is located at **356 Old Hopewell Road** and is identified as **Tax Grid No.: 6257-04-505320** in the Town of Wappinger.

Present: Ken Stenger – Applicant’s Attorney

Site visit on September 5, 2026
Public Hearing on September 8, 2026

Appeal No.: 26-7876 (Area Variance)

Valentin Fuhrer: Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **50 feet** to the rear yard property line is required, the applicant can provide **41 feet** for the construction of a new deck with stairs, thus requesting a variance of **9 feet**. The property is located at **22 Scotse Road** on 0.92 acres and is identified as **Tax Grid No.: 6157-02-874700** in the Town of Wappinger.

Present: Valentin Fuhrer – Applicant

Site visit on September 5, 2026
Public Hearing on September 8, 2026

Appeal No.: 26-7877 (Area Variance)

Jaime H. Ortega: 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 **38.7 feet** for the construction of a shed, thus requesting a variance of **1.3 feet**

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **17.7 feet**, thus requesting a variance of **2.3 feet**. The property is located at **21 Pye Lane** on 0.44 acres and is identified as **Tax Grid No.: 6257-02-940961** in the Town of Wappinger.

Present: Gabriel Artese – Applicant’s representative
Jaime Ortega – Applicant

Site visit on September 5, 2026
Public Hearing on September 8, 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