

MINUTES

**Town of Wappinger
Zoning Board of Appeals
September 8, 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:

Mid-Hudson Development	Variance granted
Valentin Fuhrer	Variance granted
Jaime H. Ortega	Variances granted

DISCUSSION:

Juan P. Serrano Ortiz	Site visit on September 19, 2026 Public Hearing on September 22, 2026
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Video of the September 8, 2026 Zoning Board of Appeals Meeting:

<https://www.youtube.com/watch?v=aL8CByjt7I4>

Mr. Denardo: Motion to accept the Minutes from
August 25, 2026.
Mr. Hernandez: Second the Motion.
Vote: All present voted Aye.

PUBLIC HEARING:

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

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. Again, the site conditions that led to this variance being needed regardless, whether it was before or after the foundation was poured. Can the benefit be achieved by any other feasible means short of repairing a portion of the foundation and completely repositioning the house, I would say no. It is not an undesirable change, and the request is not substantial. There is no physical or environmental effects and the alleged difficulty is self-created.

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.: 26-7876 (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: 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. If the benefit can be achieved by any other feasible means, not necessarily. If you intend to use both of each egress on the back of the house you will need to extend the deck to that distance. It is not an undesirable change to the neighborhood at all. The rear neighbor won’t be able to see it because of how far their home is and on the other side, the new addition blocks their home from viewing it. The other person’s backyard is at an angle, so they won’t be able to see it either. There is no undesirable change to the neighborhood and the request is substantial. There are no physical environmental effects, and the alleged difficulty is self-created.**

Mr. Denardo: Second the Motion.

Roll Call Vote:

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

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: Jaime H. Ortega – Applicant
Gabriel Artese – Applicant's Representative

Mr. DellaCorte: **Motion to open the Public Hearing.**

Mr. Barr: Second the Motion.

Vote: All present voted Aye.

PUBLIC COMMENTS:

Daniel P. Cuhna
17 Namoth Road
Wappingers Falls, NY 12590

Sylke Cuhna
17 Namoth Road
Wappingers Falls, NY 12590

Karl & Jenn Best
3 Rock Road
Wappingers Falls, NY 12590

Mr. Denardo: **Motion to close the Public Hearing.**

Mr. Barr: Second the Motion.

Vote: All present voted Aye.

Mr. Barr: **Motion to grant the applicant the variance. The variance being requested is very small and one of the smaller variances we had to grant. Can the benefit be achieved by any other feasible means, shifting it over a foot is not going to diminish the visual of the size of the structure on a hill. Is it an undesirable change to the neighborhood? Debatably it is but it falls within the current building code. The request is not substantial and there are no adverse physical or environmental effects. The alleged difficulty is**

not self-created simply because they had filed and it seems that it was an honest mistake.

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.: 26-7878 (Area Variance)

Juan P. Serrano Ortiz: Seeking an area variance Section 240-37 of District Regulations in an R-40/80 Zoning District.

-Where **40 feet** to the side yard property line is required, the applicant can provide **10 feet** for the legalization of a 457.56 square feet shed, thus requesting a variance of **30 feet**.

The property is located at **51 Red Hawk Hollow Road** on 6.457 acres and is identified as **Tax Grid No.: 6359-02-816613** in the Town of Wappinger.

Present: Juan P. Serrano Ortiz – Applicant

Site visit set for Saturday, September 19, 2026
Public Hearing set for September 22, 2026

Mr. Denardo: **Motion to adjourn.**
Mr. Barr: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:46 pm

Bea Ogunti
Secretary
Zoning Board of Appeals