

## MINUTES

**Town of Wappinger  
Planning Board  
May 5, 2025  
Time: 7:00PM**

**Town Hall  
20 Middlebush Road  
Wappinger Falls, NY**

Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Barth	Member	Present
	Mr. Freno	Member	Present
	Mr. Glorioso	Member	Present
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present

<b><u>Others Present:</u></b>	Mr. Barnett	Planning Board Attorney
	Mr. Paggi	Planning Board Engineer
	Mr. Andrews	Planning Board Conflict Engineer
	Mr. Simpson	Town Planner
	Mrs. Roberti	Zoning Administrator
	Mrs. Ogunti	Secretary

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## **SUMMARY**

### **Discussion:**

Bottini Fuel (Wappinger Airport Drive)	Approved as written
Obercreek & Chapel of Sacred Mirrors	Approved as amended
Citgo Amended Site Plan	Resubmit

### **Conceptual Review:**

Window World of the Hudson Valley	Submit full site plan application
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### **Extension:**

DC Sports Renovation	Extension granted
Sikh Temple	Extension granted
Licari Subdivision	Extension granted

**Mr. Peratikos:** Motion to accept the Minutes from April 21, 2025.  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the May 5, 2025 Planning Board Meeting:**

<https://www.youtube.com/watch?v=hQI4sngXbHU>

**Discussion:**

**25-3504 – Bottini Fuel (Wappinger Airport Drive, LLC) – Amended Site Plan:** To vote on an amended site plan application. The applicant is proposing to install an asphalt storage pad and associated site improvements on a 33.44+/-acre parcel in an AI Zoning District. The property is located at **26 Don Bosco Boulevard** and is identified as **Tax Grid No.: 6259-04-647405** in the Town of Wappinger. (Cuddy & Feder) (Three (3%) driveway requirement waived: April 7, 2021) (Approved: May 5, 2025)

**Present:** Taylor Palmer – Applicant's Attorney  
Eric Slocum – Applicant's Engineer

**Mr. Truss:** Motion to approve the resolution as written.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**25-5236 – Obercreek & Chapel of Sacred Mirrors (COSM) Lot Line Re-alignment:** To vote on a Lot Line Re-alignment. The applicant/owner of Tax Grid No.: 6057-02-855674 – (Alex Reese) is proposing a lot line re-alignment to shift approximately 1,466 acres from applicant/owner of Tax Grid No.: 6057-02-855674 – (Alex Grey) to Tax Grid No.: 6057-02-834604 in an R-40/80 Zoning District. The property is located on **Deer Hill Road and Wheeler Hill Road** in the Town of Wappinger. (Labella) (Public Hearing waived: April 21, 2025) (Approved: May 5, 2025)

**Present:** Kyle Ahern – Applicant's Engineer

**Mr. Peratikos:** Motion to approve the resolution as amended.  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**25-3507 – Citgo Amended Site Plan:** To discuss an Amended Site Plan application. The applicant is proposing to remove and relocate existing gas pumps and add one extra pump and canopy on 0.68 acres in an HB Zoning District. The property is located at **1336 Route 9** and is identified as **Tax Grid No.: 6157-02-614569** in the Town of Wappinger. (Kirmani)

Present: Mark Dombal – Applicant’s Representative

Applicant to resubmit

**Conceptual Review:**

**25-3514 – Window World of the Hudson Valley:** To discuss a Conceptual Review application. The applicant is proposing to allow for a 30-yard dumpster to be in the back parking lot in an HB Zoning District on 2.48 acres. The property is located at **1315 Route 9** and is identified as **Tax Grid No.: 6157-02-567518** in the Town of Wappinger. (Mossey)

Present: Bill & Kim Mossey – Applicants

Applicants to submit full site plan application

**Extension:**

**23-3485 – DC Sports Renovation:** Seeking their first one-year extension on an amended Site Plan and Special Use Permit application. The applicant is proposing a state-of-the art ropes/aerial course inside of an existing bumper boat pool and turn it into a 3-story outdoor ropes course on 2.95 acres in an HD Zoning District. This extension is being requested, to allow the applicant to finalize purchase of the property. If granted, this extension would begin from May 6, 2025 through May 5, 2026. The property is located at **1630 Route 9** and is identified as **Tax Grid No.: 6158-04-551329** in the Town of Wappinger. (Pizzarelli) (Variance: April 9, 2024) (Approved: May 6, 2024)

Present: Dan Pizzarelli – Applicant

**Mr. Truss:** **Motion to grant the applicant their first one-year extension beginning May 6, 2025 through May 5, 2026.**

**CONDITION: Applicant is allowed to keep bouncing house through the summer of 2025 only.**

Mr. Glorioso: Second the Motion.

Vote: All present voted Aye.

**15-3330 Sikh Temple:** Seeking their fifth extension on a site plan application for the construction of a new Sikh Temple consisting of 20,000 sf. This extension is being requested to allow time while they bid on the site entry, site utilities and work with the County. If granted, this extension will begin retroactively from May 2, 2025 through May 1, 2026. The property is located at the corner of **Old Hopewell Road & All Angels Hill Road** in the R-40 Zoning District and is identified as **Tax Grid No. 6257-04-919433** in the Town of Wappinger. (Cappelli) (PH opened 12/5/2016) (LA 2/4/16) (Amended LA 5/9/17) (PH closed 06/19/17) (Approved: May 7, 2018)

**Mr. Peratikos:**                      **Motion to grant the applicant their fifth one-year extension beginning May 2, 2025 through May 1, 2026.**  
**Mr. Truss:**                        Second the Motion.  
**Vote:**                                All present voted Aye.

**22-5220 Licari Subdivision:** Seeking two 90-days extension on a Subdivision application. The applicant is proposing to subdivide into two (2) separate parcels. One (1) parcel for the existing single family home and the two (2) apartments. The restaurant will be demolished and a single family home will be built on 1.64 acres in an R-20/40 Zoning District. This extension is being requested to allow for time to complete the conditions of the resolution. If granted, this extension would begin May 15, 2025 through November 14, 2025. The properties are located at **39-41 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger. (Lawrence) (Variance: October 25, 2022) (Public Hearing opened and closed: November 6, 2023) (Approved: November 20, 2023)

**Mr. Freno:**                        **Motion to grant the applicant two (2) 90-days extension beginning May 15, 2025 through November 14, 2025.**  
**Mr. Peratikos:**                      Second the Motion.  
**Vote:**                                All present voted Aye.

**Mr. Peratikos:**                      **Motion to adjourn.**  
**Mr. Freno:**                        Second the Motion.  
**Vote:**                                All present voted Aye.

Respectfully Submitted,

Adjourned: 8:03 pm

Bea Ogunti  
Secretary  
Planning Board Secretary