

**Town of Wappinger  
 Planning Board  
 August 18, 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	Absent
	Mr. Glorioso	Member	Present
	Mr. Meehan	Member	Absent
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present

**Others Present:**

Mr. Barnett	Planning Board Attorney
Mr. Larry Paggi for	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Ogunti	Secretary

**SUMMARY**

**Discussion:**

Kingdom Hall	Resolution approved as amended
T-Mobile Antenna – Soccerfield Drive	Resolution approved as amended
Old State Road (561-563)	Resolution approved
Bank of America Exterior Renovation	Resolution approved
Neun Lot Consolidation	Public Hearing waived Planner to draft resolution
Casa Amigos Restaurant	Resubmit
Mountainview Ranch Lot Line re-alignment	No Show

**Conceptual Review:**

Joker Ink Manufacturing & Offices	Resubmit
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**Mr. Peratikos:** Motion to accept the Minutes from July 21, 2025.  
**Mr. Truss:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the August 18, 2025 Planning Board Meeting:**

<https://www.youtube.com/watch?v=hGsCPXEX-3o>

**Discussion:**

**25-3509 – Kingdom Hall Amended Site Plan and (25-4122) Special Use Permit:** To vote on an Amended Site Plan application. The applicant is proposing the replacement of the building façade, various lighting devices, replacement of monument sign and relocation of accessible parking in an R40 Zoning District on 8.36 acres. The property is located at **383 All Angels Hill Road** and is identified as **Tax Grid No.: 6357-01-017294** in the Town of Wappinger. (Duchene) [1] Waiver to formalize two (2) existing utility pole mounted lights leased by Central Hudson: July 21, 2025, [2] Waiver of 2.5 footcandles where a maximum of 5 footcandles hotspot of 7.5 footcandles is proposed: July 21, 2025, [3] Waiver to allow new 45 square feet sign. (Adjourned Public Hearing opened & closed: July 21, 2025)

**Mr. Barth:** Motion to approve the Resolution as amended.  
**Mr. Glorioso:** Second the Motion.  
**Vote:** All present voted Aye.

**25-3516 – T- Mobile Antenna Co-location - Soccerfield (Site Plan) and 25-4120 (Special Use Permit) Amended Site Plan:** To vote on a Site Plan and Special Use Permit. The applicant is proposing collocating a wireless antenna facility on an existing monopole, and the installation of antennas, radios and hybrid fiber cables, 10' x 15' concrete pad within existing compound with cabinets and diesel generator in an R-40 Zoning District on 4.9 acres. The property is located at **30-40 Soccerfield Drive** and is identified as **Tax Grid No.: 6357-01-114590** in the Town of Wappinger. (McDonough) (Public Hearing opened & closed: July 21, 2025)

**Present:** Don Carpenter – Applicant’s representative

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

**25-3515 – Old State Road (561-563) Amended Site Plan:** To vote on a previously approved (August 5, 2024) Site Plan application. The applicant is proposing to make changes including parking, landscaping, lighting and the refuse enclosure on 1.778 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No.: 6157-02-580777** in the Town of Wappinger. (Day & Stokosa) (Previously approved: August 5, 2024)

Present: Gabe Vega – Applicant

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

**25-3519 – Bank of America Exterior Renovation – Amended Site Plan:** To vote on an Amended Site Plan application. The applicant is proposing the construction of a chain link fence trash enclosure, re-sleeving existing bollard and sealcoating the existing asphalt park lot in an HB Zoning District on 1.07 acres. The property is located at **1469 Route 9** and is identified as **Tax Grid No.: 6157-02-609919** in the Town of Wappinger. (PE Consulting Group)

Present: Jack Fallon – Applicant’s Representative

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

**25-5237 – Neun Lot Consolidation:** To discuss a Lot Consolidation application. The applicant is proposing to consolidate two parcels into one parcel on a total of 3.9 acres in an R-40 Zoning District. The properties are identified as **Tax Grid Nos.: 6258-04-860390 (2.2 acres) and 6258-04-859410 (1.7 acres)**, located at **45 Gold Road** in the Town of Wappinger. (Neun) (Public Hearing waived: August 18, 2025)

Present: Marjorie Neun – Applicant

**Mr. Peratikos:** Motion to waive the Public Hearing.  
Mr. Truss: Second the Motion.  
Vote: All present voted Aye.

**Mr. Truss:** Motion to authorize the Planner to draft the Resolution.  
Mr. Peratikos: Second the Motion.  
Vote: All present voted Aye.

**25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner)**: To discuss an amended Site Plan Application. The applicant is proposing a small addition to be constructed to the formerly Odyssey Diner in an HB Zoning District on 1.29 acres. The property is located at **1515 Route 9** and is identified as **Tax Grid No.: 6158-04-572057** in the Town of Wappinger. (Econom)

Present: Jeff Econom – Applicant’s Engineer

The Board was okay with applicant moving forward for a building permit for the exterior cooler and renovation of bathrooms.

**24-5235 – Mountainview Ranch Lot Line Re-alignment**: To discuss a Lot Line Re-alignment. The applicant is proposing to reconfigure the lot lines between four (4) lots from a subdivision in the 1980s in an R-3A Zoning District. The properties are located as follows: **90 Smith Crossing Road and 50 Ostuni Way** and they are identified as **Tax Grid Nos.: 6359-01-134683 (59.63 acres), 6359-01-050625 (16.16 acres), 6359-01-182562 (30.39 acres), 6359-01-119522 (17.29 acres)** in the Town of Wappinger. (Ostuni)

Applicant was a “no show”.

### **CONCEPTUAL REVIEW:**

**25-3523 – Joker Ink Manufacturing & Offices Building**: To discuss a Conceptual Review application. The applicant is proposing the construction of a 10,000 sf. production facility, 6,500 sf. staging and showroom, 6,500 sf. storage and 13,000 offices to use for manufacturing custom printed apparel in an HB Zoning District. The property is located on **Stage Door Road** on 2.46 acres and is identified as **Tax Grid No.: 6156-02-839925** in the Town of Wappinger. (McGuire)

Present: John McGuire – Applicant

Applicant to resubmit

**Mr. Truss:**  
Mr. Glorioso:  
Vote:

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

Respectfully Submitted,

Adjourned: 7:51 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals