

**Town of Wappinger  
Planning Board  
November 3, 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	Absent
	Mr. Meehan	Member	Absent
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Absent

**Others Present:**

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

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**SUMMARY**

**PUBLIC HEARING:**

Citgo Amended Site Plan	Public Hearing opened & closed Planner to draft resolution of disapproval
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**DISCUSSION:**

Casa Amigos Restaurant	Public Hearing waived Resolution revised/approved Secretary authorized to send letter to Village of WF
Hudson Valley Volkswagen	Public Hearing on November 17, 2025
O'Donnell (Wheeler Hill Rd) Lot Line	Public Hearing on November 17, 2025
O'Donnell (Myers Corners Rd) Lot Line	Public Hearing on November 17, 2025

**CONCEPTUAL REVIEW:**

Adult Medical Day Care	Applicant to submit full site plan application
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**EXTENSION:**

Heinemann Caretaker's Cottage	Two 90-day extension granted
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**MISCELLANEOUS:**

2026 meeting dates	Approved
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**Video of the November 3, 2025 Planning Board Meeting:**

<https://www.youtube.com/watch?v=gC38-Nd T-w>

**Mr. Peratikos:** Motion to accept the Minutes from October 20, 2025.  
Mr. Freno: Second the Motion.  
Vote: All present voted Aye.

**PUBLIC HEARING:**

**25-3507 – Citgo Amended Site Plan:** The Town of Wappinger Planning will conduct a Public Hearing on 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: James Lee – Applicant  
Lee Klein – Applicant’s Traffic Engineer

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

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

**Mr. Freno:** Motion to move this project to later on in the agenda.  
Peratikos: Second the Motion.  
Vote: All present voted.

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

**Mr. Peratikos:** Motion to authorize the Town Planner to draft a resolution of disapproval for the November 17, 2025 meeting.  
Mr. Freno: Second the Motion.  
Vote: All present voted Aye.

**DISCUSSION:**

**25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner)**: To vote on 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) (Public Hearing waived: November 3, 2025)

Present: Jeff Econom – Applicant’s Engineer

**Mr. Peratikos:** **Motion to waive the Public Hearing removing the roof top addition.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Mr. Peratikos:** **Motion to revise plans as discussed and amend the resolution.**

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

**Mr. Peratikos:** **Motion to authorize the Secretary to send a letter to the Village of Wappinger Planning Board that they are deferring to our site plan review and that this application will not need its own site plan approval before them.**

Mr. Freno: Second the Motion.

Vote: All present voted.

**Mr. Peratikos:** **Motion to approve the resolution as amended.**

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

**25-3518 (Site Plan) and 25-4121 (Special Use Permit) – Hudson Valley Volkswagen Amended Site Plan**: To discuss an Amended Site Plan and Special Use Permit application. The applicant is proposing the construction of a 3,401 sf. service build out, a 520 sf showroom build out, 1,328 sf service drive in an HB Zoning District on 4.57 acres. The property is located at **1148 Route 9** and is identified as **Tax Grid No.: 6157-04-690127** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: September 25, 2025) (Variance: October 28, 2025)

Present: Mark Day – Engineer, Day & Stokosa

**Mr. Freno:** **Motion to set the Public Hearing for November 17, 2025.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment** – To discuss a Lot Line Re-alignment application. The applicant is proposing to re-align between two parcels to allow for a potential building lot to construct on in an R-80 Zoning District. The parcels are identified as follows:

**Tax Grid No.: 6057-04-563439 (10.20 acres) 660 Wheeler Hill Road;** and **Tax Grid No.: 6057-04-579467 (3.30 acres) Wheeler Hill Road** in the Town of Wappinger. (Day and Stokosa)

Present: Mark Day – Applicant's Engineer, Day & Stokosa

**Mr. Freno:** **Motion to set the Public Hearing for November 17, 2025.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**25-5239: O'Donnell (Myers Corners Road) Subdivision** – To discuss a Subdivision application. The applicant is proposing to subdivide one parcel into two parcels on 1.10 acres in an R-20 Zoning District. The property is located on **Myers Corners Road** and is identified as **Tax Grid No.: 6157-02-874953** in the Town of Wappinger. (Day & Stokosa)

Present: Mark Day – Applicant's Engineer, Day & Stokosa

**Mr. Barth:** **Motion to set the Public Hearing for November 17, 2025.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**CONCEPTUAL REVIEW:**

**25-3527 – Adult Medical Day Care:** To discuss a Conceptual Review application. The applicant is proposing to convert an existing 11,090 square foot building into an adult medical day care and retail/professional office space in an HD Zoning District. The property is located at **1676 Route 9** on 1.68 acres and is identified as **Tax Grid No.: 6158-04-530446** in the Town of Wappinger. (Brodie)

Present: Kevin Brodie – Applicant's Engineer

Dr. Rizvi – Applicant

Applicant to submit full site plan application

**Extension:**

**24-3491 (Site Plan) / 24-4115 (SUP) Heinemann Caretaker’s Cottage Site Plan & Special Use Permit:** Seeking two 90-day extensions on a Site Plan and Special Use Permit application. The applicant is proposing the conversion and legalization of an existing accessory structure as a caretaker’s cottage on 21.28 acres in an R80 Zoning District. This extension is being requested to allow time to finalize DCHD approval. If granted, this extension will begin on November 19, 2025, through May 18, 2026. The property is located at **1111 Route 376** and is identified as **Tax Grid No.: 6358-01-205670** in the Town of Wappinger. (Day & Stokosa) (Public Hearing opened and adjourned to May 6, 2024) (Public Hearing closed: May 6, 2024) (Resolution approved: May 20, 2024)

<b>Mr. Peratikos:</b>	<b>Motion to grant the applicant two 90-day extensions.</b>
Mr. Barth:	Second the Motion.
Vote:	All present voted Aye.

**MISCELLANEOUS:**

Vote on 2026 meeting dates

<b>Mr. Freno:</b>	<b>Motion to approve the 2026 meeting dates.</b>
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

<b>Mr. Peratikos:</b>	<b>Motion to adjourn.</b>
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Respectfully Submitted,

Adjourned: 8:26pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals