

**Town of Wappinger
Planning Board
November 17, 2025
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	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

Others Present:

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

SUMMARY

PUBLIC HEARING:

Hudson Valley Volkswagen	Public Hearing opened & closed
O'Donnell (Wheeler Hill Road) Lot Line	Adjourned to January 5, 2026
O'Donnell (Myers Corners Road) Subdivision	Public Hearing opened & closed Planner authorized to draft resolution

DISCUSSION:

Citgo – Amended Site Plan	Awaiting response from Dutchess County Planning & Development
Performance Auto	Resubmit

Video of the November 17, 2025 Planning Board Meeting:

<https://www.youtube.com/watch?v=Y1bZjrKg6L4>

Mr. Peratikos: Motion to accept the Minutes from November 3, 2025.
Mr. Truss: Second the Motion.
Vote: All present voted Aye.

PUBLIC HEARING:

25-3518 (Site Plan) and 25-4121 (Special Use Permit) – Hudson Valley Volkswagen Amended Site Plan: The Town of Wappinger will conduct a Public Hearing on 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) (Public Hearing: opened & closed: November 17, 2025)

Present: Mark Day – Engineer, Day & Stokosa Engineering

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. Truss: Second the Motion.
Vote: All present voted Aye.

25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment – The Town of Wappinger will conduct a Public Hearing on 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) (Public Hearing: opened & adjourned to January 5, 2026)

Present: Mark Day – Engineer, Day & Stokosa

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

25-5239: O'Donnell (Myers Corners Road) Subdivision – The Town of Wappinger will conduct a Public Hearing on 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) (Public Hearing: opened & closed on November 17, 2025)

Present: Mark Day – Engineer, Day & Stokosa Engineering

Mr. Peratikos: Motion to open the Public Hearing.

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

Mr. Freno: Motion to close the Public Hearing.

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to authorize the Planner to draft the resolution for the December 1, 2025 meeting.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

DISCUSSION:

25-3507 – Citgo Amended Site Plan: To vote 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) (Public Hearing opened & closed: November 3, 2025)

Present: James Lee – Applicant

No vote taken as we are awaiting response from Dutchess County Planning & Development.

25-3524 – Performance Auto – Amended Site Plan: To discuss an amended site plan application. The applicant is proposing to reconfigure the internal parking area to utilize the elevated asphalt area for auto display on 1.01 acres in an HB Zoning District. The property is located at **1401 Route 9** and is identified as **Tax Grid No.: 6157-02-598726** in the Town of Wappinger. (Day & Stokosa)

Present: Mark Day – Engineer, Day & Stokosa Engineering

Applicant to resubmit

Mr. Truss:
Mr. Peratikos
Vote:

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

Respectfully Submitted,

Adjourned: 8:22 pm

Bea Ogunti
Secretary
Zoning Board of Appeals