

**Town of Wappinger
Planning Board
December 1, 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	Absent
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Absent

Others Present:

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

SUMMARY

DISCUSSION:

O'Donnell (Myers Corners Road) Subdivision	Approved as amended
Liand Ventures, LLC Subdivision	Public Hearing on January 5, 2026
Village Pancake Factory	Planning to draft Resolution
Tassone Court addition of Commercial Use	Public Hearing on January 5, 2026
10 Stage Door Road	Public Hearing waived
	Planner to draft Resolution

MISCELLANEOUS:

Hughsonville Fire District	Resubmit
Casa Amigos Restaurant	Resubmit
O'Donnell (Wheeler Hill Road) Lot Line	Planner to draft Resolution

EXTENSION:

Licari Subdivision	Extension granted
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Video of the December 1, 2025 Planning Board Meeting:

<https://www.youtube.com/watch?v=jMsklQk7fSA>

DISCUSSION:

25-5239: O'Donnell (Myers Corners Road) Subdivision – To vote 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 November 17, 2025)

Present: Brian Stokosa – Engineer, Day & Stokosa

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

25-5240 – Liand Ventures, LLC Subdivision: To discuss a Subdivision application. The applicant is proposing to subdivide one (1) parcel into two (2) lots. Lot 1 currently has an existing home and Lot 2 will consist of a future single-family dwelling on a combined 1.6 acres in an R-20 Zoning District. The property is located at **7 Sky Top Drive** and is identified as **Tax Grid No.: 6056-01-295850** in the Town of Wappinger. (Day & Stokosa)

Present: Brian Stokosa – Engineer, Day & Stokosa

Mr. Peratikos: Motion to set a Public Hearing for January 5, 2026.
Mr. Barth: Second the Motion.
Vote: All present voted Aye.

25-3520 – Village Pancake Factory – Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing the following changes to the building: siding, exterior lights, building and front road sign, clean up existing landscaping on 2.7 acres in an HB Zoning District. The property is located at **1099 Route 9** and is identified as **Tax Grid No.: 6156-02-690971** in the Town of Wappinger. (Double R. Capital, Inc.)

Present: Jaimie Machado – Applicant's Engineer
Ismael Roman – Applicant
Nancy Forrest – GNS Group

Mr. Peratikos: Motion to authorize the Planner to draft the Resolution for January 5, 2026 meeting.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

25-3528 –Tassone Court addition of Commercial Use – Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing to amend their site plan to include personal service use on 2.57 acres in an HB Zoning District. The property is located at **3-17 Route 9** and is identified as **Tax Grid No.: 6156-02-777882** in the Town of Wappinger. (Burns) (Previously approved: April 3, 2023)

Present: Steve Burns – Engineer, Burns Engineering

Mr. Meehan: Motion to set a Public Hearing for January 5, 2026.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to authorize the Planner to draft the Resolution for January 5, 2026 meeting.

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

25-3526 – 10 Stage Door Road – Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing to consolidate their current 17,500 sf. Office, warehouse/storage space and 2,000 sf. Of office, warehouse/storage currently designed to Giggles on 2.00 acres in an HB Zoning District. The applicant is also proposing to add additional windows, replace the existing sign box and fill in front of the 2 middle-loading doors to provide at-age access. The property is located at **10 Stage Door Road** and is identified as **Tax Grid No.: 6156-02-826836** in the Town of Wappinger. (Povall)

Present: Bill Povall – Engineer, Povall Engineering

Mr. Peratikos: Motion to authorize the Planner to draft the Resolution for January 21, 2026 meeting.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

MISCELLANEOUS:

Hughsonville Fire District – Coordinated Review for Firehouse Replacement
Applicant to resubmit

Casa Amigos Restaurant

Applicant to resubmit to set a Public Hearing.

O'Donnell (Wheeler Hill Road) Lot Line Re-alignment

Mr. Peratikos: Motion to authorize the Planner to draft a Resolution for the January 5, 2026 meeting.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

EXTENSION:

22-5220 Licari Subdivision: Seeking a 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. The applicant has obtained approval from DCBOH for water supply and sewage disposal. The applicant has a demolition permit to demolish the abandoned restaurant. Currently the applicant is awaiting signoffs from the Town. If granted, this extension would retroactively begin November 14, 2025 through February 13, 2026. 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. Meehan: Motion to grant the applicant an extension retroactively from November 14, 2025 through February 13, 2026.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to adjourn.

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 9:02 pm

Bea Ogunti
Secretary
Zoning Board of Appeals