

MINUTES

**Town of Wappinger Planning Board
January 5, 2026
Time: 7:00 PM**

**Town Hall
20 Middlebush Road
Wappingers 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:

Ms. Ryan for Planning Board Attorney
Mr. Simpson Town Planner
Mr. Paggi Planning Board Engineer
Mrs. Ogunti Secretary

SUMMARY

ADJOURNED PUBLIC HEARING:

O'Donnell (Wheeler Hill Road) Lot Line

Public Hearing closed
Planner to draft resolution

PUBLIC HEARING:

Land Ventures, LLC Subdivision

Adjourned to February 2, 2026
Planner to draft resolution

Tassone Court addition of Commercial Use

Public Hearing opened & closed
Planner to draft resolution

DISCUSSION:

Village Pancake Factory
Adult Medical Day Care
Casa Amigos Restaurant
Hughsonville Firehouse Replacement

Approved as written
Resubmit
Public Hearing set for January 21, 2026
Resubmit

CONCEPTUAL REVIEW:

Café Lusso

Submit Site Plan application

MISCELLANEOUS:

Lawsuit / Downey Propane, LLC

Special Counsel resolution approved

Video of the January 5, 2026 Planning Board Meeting:**Part 1:**https://www.youtube.com/watch?v=_9AooqVhHfc**Part 2:**<https://www.youtube.com/watch?v=WmmhdnUZcWk>**ADJOURNED PUBLIC HEARING:**

25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment – The Town of Wappinger Planning Board will conduct an Adjourned 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) (Public Hearing closed: January 5, 2026)

Present: Brian Stokosa, Engineer – Day & Stokosa Engineering
Craig O'Donnell – Applicant

Mr. Freno:**Motion to open the adjourned Public Hearing.**

Mr. Peratikos:

Second the Motion.

Vote:

All present voted Aye.

Mr. Freno:**Motion to close the adjourned Public Hearing.**

Mr. Barth:

Second the motion.

Vote:

All present voted Aye.

Mr. Peratikos:**Motion to authorize the Planner to draft resolution.**

Mr. Freno:

Second the Motion.

Vote:

All present voted Aye.

PUBLIC HEARING:

25-5240 – Liand Ventures, LLC Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on 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. 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 Engineering

Mr. Peratikos: **Motion to open the Public Hearing.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: **Motion to adjourn the Public Hearing to February 2, 2026.**

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

25-3528 – Tassone Court addition of Commercial Use – Amended Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Public Hearing closed: January 5, 2026)

Present: Steve Burns, Engineer – Burns Engineering

Mr. Meehan: **Motion to open the Public Hearing.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: **Motion to close the Public Hearing.**

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

Mr. Freno: **Motion to authorize the Planner to draft the resolution.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

DISCUSSION:

25-3520 – Village Pancake Factory – Amended Site Plan: To vote on 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.) (Public Hearing waived: December 1, 2025) (Signage height/size waived: December 1, 2025) (5.1 foot candle lighting waived: December 1, 2025) (Approved: January 5, 2026)

Present: Jaimie Machado – Architect

Mr. Freno: Motion to approve the resolution as written.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

25-3527 – Adult Medical Day Care: To discuss an amended Site Plan 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 – Engineer
Seema Rizvi – Applicant

Applicant to resubmit

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 – Engineer

Mr. Truss: Motion to set Public Hearing for January 21, 2026.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Truss: Motion to authorize Planner to revise the draft resolution.

Mr. Peratikos: Second the Motion.
Vote: All present voted Aye

25-3530 – Hughsonville Firehouse Replacement: To discuss SEQRA / Lead Agency review for the Hughsonville Fire District proposed new firehouse project in an R-20 Zoning District. The property is located at 88 Old Hopewell Road on 3.6 acres and is identified as Tax Grid No.: 6157-01-075577 in the Town of Wappinger. (Sendlewski Architects)

Present: Jeff Sendlewski – Architect
Applicant to resubmit

Mr. Glorioso: **Motion to authorize consultants to draft a letter rescinding our decision to be Lead Agency.**

Mr. Peratikos: Second the Motion.
Vote: All present voted

CONCEPTUAL REVIEW:

25-3529 – Café Lusso Amended Site Plan: To discuss a Conceptual Review application. The applicant is proposing a luxurious-style café in the formerly Lash & Bronze Salon in an HO Zoning District on .33 acres. The property is located at 1622 Route 9 and is identified as Tax Grid No.: 6158-04-535308 in the Town of Wappinger. (Elzughair)

Present: Anan Zughiar – Applicant
Applicant to submit site plan application

MISCELLANEOUS:

Lawsuit / Downey Propane, LLC and Northeast 40, LLC

Mr. Freno: **Motion to go into Executive Session for attorney/client discussion.**
Mr. Barth: Second the Motion.
Vote: All present voted Aye.

Mr. Freno: **Motion to come out of Executive Session.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Mr. Freno: **Motion to approve resolution to retain Hogan, Rossi & Liguori as special counsel to represent and advise the Planning Board in connection with the Litigation.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

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

Respectfully Submitted,

Adjourned: 9:56 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals