

**MINUTES**

**Town of Wappinger  
Planning Board  
January 21, 2026  
Time: 7:00PM**

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

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Barth	Member	Present
	Mr. Freno	Member	Present
	Mr. Glorioso	Member	Present
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Absent
	Mr. Truss	Member	Absent
	Mr. Barnett	Planning Board Attorney	
	Mr. Simpson	Town Planner	
	Mr. Paggi	Planning Board Engineer	
	Mrs. Ogunti	Secretary	

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**SUMMARY**

**PUBLIC HEARING:**

Casa Amigos Resolution approved as written

**DISCUSSION:**

10 Stage Door Road Resolution approved as amended  
O'Donnell (Wheeler Hill Road) Lot Line Moved to February 2, 2026 agenda  
Tassone Court addition Resolution approved as written  
Citgo amended Site Plan Resolution denied  
7-Brew Coffee Go to ZBA for variance  
Subaru of Wappinger expansion Circulate for Lead Agency  
Public Hearing set for March 2, 2026

**CONCEPTUAL REVIEW:**

Sun Up Properties, LLC Submit site plan application

**EXTENSION:**

Riverview Land Company Six months extension granted

**MISCELLANEOUS:**

Hughsonville Fire District Letter to Hughsonville Fire District holding off on our intent to circulate for Lead Agency

**Video of the January 21, 2026 Planning Board Meeting:**

<https://www.youtube.com/watch?v=vRDszlSI4U4>

**Mr. Meehan:** Motion to accept the minutes from December 1, 2025 and January 5, 2026.  
**Mr. Barth:** Second the Motion.  
**Vote:** All present voted Aye.

**PUBLIC HEARING:**

**25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner)**: The Town of Wappinger will conduct a Public Hearing 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) (Parking / Lighting waived: October 20, 2025) (Public Hearing opened & closed) (Approved: January 21, 2026)

**Present:** Jeff Econom – Engineer

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

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

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

**DISCUSSION:**

**25-3526 – 10 Stage Door Road – Amended Site Plan:** To vote on 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) (Public Hearing waived: December 1, 2025) (Reaffirm parking waiver: December 1, 2025)

Present: Bill Povall – Engineer, Povall Engineering

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

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

**25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment** – To vote 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)

Applicant asked to move to a future agenda.

**25-3528 –Tassone Court addition of Commercial Use – Amended Site Plan:** To vote 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 opened and closed: January 5, 2026)

Present: Steve Burns – Engineer, Burns Engineering

**Mr. Freno:** Motion to re-approve landbank parking waiver.

Mr. Glorioso: Second the Motion.

Vote: All present voted Aye.

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

**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: Mark Snk – Engineer

**Mr. Freno:** Motion to deny the resolution as written.  
Mr. Glorioso: Second the Motion.  
Vote: All present voted Aye.

**25-3531 – 7 Brew Coffee – Amended Site Plan:** To discuss an amended Site Plan application. The applicant is proposing the installation / construction of a 510 sf. prefabricated building, 338 sf. cooler / storage, canopies for a coffee stand and drive thru only in an SC Zoning District on 0.74 acres. The property is located at **1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Brew Team NY, LLC)

Present: Doug Beachel – Applicant’s representative  
  
Applicant to go to ZBA for variance

**25-3532 – (Site Plan) and 25-4123 (Special Use Permit) Subaru (Building Expansion) Amended Site Plan:** To discuss an amended Site Plan and Special Use Permit application. The applicant is proposing to construct 1,360 sf and 15,886 sf addition for motor vehicle service and parts storage in an HB Zoning District on 6.31 acres. The applicant previously received site plan and special use permit approval for the project on May 6, 2021. The property is located at **1162 Route 9** and is identified as **Tax Grid No.: 6157-04-659168** in the Town of Wappinger. (LaBella)

Present: Kyle Bardwell – Engineer, LaBella Associates  
Kaitlyn Grosskopft – Engineer, LaBella Associates

**Mr. Meehan:** Motion to set a Public Hearing for March 2, 2026.  
Mr. Barth: Second the Motion.

Vote: All present voted Aye.

**Mr. Freno:** Motion to circulate intent for Lead Agency.  
**Mr. Meehan:** Second the Motion.  
**Vote:** All present voted Aye.

**CONCEPTUAL REVIEW:**

**26-3533 – Sun Up Properties, LLC addition of Commercial Use – amended Site Plan:** To discuss a Conceptual Review application. The application is proposing to amend their site plan to add automotive repair for another business in a GB Zoning District on .90 acres. The applicant previously received site plan approval on October 5, 1995 to operate automotive repair for himself. The property is located at **1607 Route 376** and is identified as **Tax Grid No.: 6259-04-501278** in the Town of Wappinger. (Buchner)

Present: Ganesh Ramprasad. – Applicant  
Applicant to submit site plan application

**EXTENSION:**

**18-3390 Riverview Land Company, LLC (Amended Site Plan):** Seeking their fifth one year extension on an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The applicant is requesting this extension due to the high interest rate and government-imposed tariffs and are struggling to move forward with the pole barns. They are consulting with Day & Stokosa Engineering to determine when they might be able to consider construction of the proposed shed. If granted, this extension would begin March 14, 2026 through September 13, 2026. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day & Stokosa) (Resolution approved on March 18, 2019)

**Mr. Freno:** Motion to grant applicant a 6-months extension only.  
**Mr. Meehan:** Second the Motion.  
**Vote:** All present voted Aye.

**MISCELLANEOUS:**

Hughsonville Firehouse – SEQRA Lead Agency Designation

**Mr. Barth:** **Motion to authorize the secretary to send a letter to the Hughsonville Fire District that the Planning Board will hold off on circulating their intent to be Lead Agency.**  
**Mr. Glorioso:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Glorioso:** **Motion to adjourn.**  
**Mr. Meehan:** Second the Motion.  
**Vote:** All present voted Aye.

Respectfully Submitted,

Adjourned: 9:14 pm

Bea Ogunti  
Secretary  
Planning Board & Zoning Board of Appeals