

**MINUTES**

**Town of Wappinger Planning Board  
February 2, 2026  
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	Present
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present
	Mr. Barnett	Planning Board Attorney	
	Mr. Paggi	Planning Board Engineer	
	Mrs. Ogunti	Secretary	

**SUMMARY**

**ADJOURNED PUBLIC HEARING:**

Liand Ventures, LLC Subdivision	Public Hearing closed. Planner authorized to draft resolution
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**DISCUSSION:**

Casa Amigos Restaurant	Foot candle waiver approved
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**ARCHITECTURAL REVIEW:**

Bank of America Façade Improvements	Approved as presented
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**MISCELLANEOUS:**

Hughsonville Fire District Firehouse	Planning Board withdrew request to be Lead Agency
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Subaru – Building Expansion	Public Hearing rescheduled to a future date
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**Mr. Peratikos:** **Motion to accept the Minutes from January 21, 2026.**

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

**Video of the February 2, 2026 Planning Board Meeting:**

<https://www.youtube.com/watch?v=tyE01q4w2-Q>

**ADJOURNED PUBLIC HEARING:**

**25-5240 – Liand Ventures, LLC Subdivision:** The Town of Wappinger Planning Board will conduct an Adjourned 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) (January 5, 2026: Public Hearing adjourned to February 2, 2026)

Present: Brian Stokosa – Engineer, Day & Stokosa

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

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**PUBLIC COMMENTS:**

Raymond Norcross  
5 Sky Top Drive  
Wappingers Falls, NY 12590

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

Mr. Peratikos: Second the Motion.

Vote: All present voted.

**Mr. Peratikos:** **Motion to authorize the Planner to draft the resolution for March 2, 2026 meeting.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**DISCUSSION:**

**25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner)**: To discuss modification of the resolution 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. Peratikos:** **Motion to approve .1-foot candle waiver for light spills.**

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

**ARCHITECTURAL REVIEW:**

**26-3534 – Bank of America Façade Improvements**: To discuss an Architectural Review application. The applicant is proposing to install a new metal canopy to replace existing awning and paint the exterior building on 1.07 acres in an HB Zoning District. The applicant received approval on August 18, 2025 to amend their site plan for the construction of a chain link fence trash enclosure, re-sleeving existing bollard and sealcoating the existing asphalt park lot. The property is located at **1469 Route 9** and is identified **Tax Grid No.: 6157-02-609919** in the Town of Wappinger. (PE Consulting Group)

Present: Emad Bouless – Applicant’s representative

**Mr. Freno:** **Motion to approve the installation of a metal canopy to replace existing awning and paint the exterior building.**

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

