

MINUTES

**Town of Wappinger
Planning Board
March 2, 2026
Time: 7:00PM**

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

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

SUMMARY

DISCUSSION:

Liand Ventures, LLC Subdivision	Approved as written
Performance Auto	Resubmit
Mian Lot Consolidation	Public Hearing waived Planner to draft resolution

ARCHITECTURAL REVIEW:

Bank of America Exterior Signage	Approved as presented
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CONCEPUAL REVIEW:

Joker Ink Printing & Embroidery	Applicant to submit full site plan application
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Mr. Peratikos: Motion to accept the Minutes from February 2, 2026
Mr. Truss: Second the Motion.
Vote: All present voted Aye.

Video of the March 2, 2026 Planning Board Meeting:

<https://www.youtube.com/watch?v=yo3lmcEbMBA>

DISCUSSION:

25-5240 – Liand Ventures, LLC Subdivision: To vote 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) (February 2, 2026: Public Hearing closed) (March 2, 2026: Approved)

Present: Brian Stokosa – Engineer, Day & Stokosa, Engineering

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

25-3524 (Site Plan) and 26-4124 (Special Use Permit) – Performance Auto – Amended Site Plan & Special Use Permit: 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: Brian Stokosa – Engineer, Day & Stokosa Engineering
Jacob Lavian – Applicant

Applicant to resubmit

26-5241 – Mian Lot Consolidation: To discuss a Lot Consolidation application. The applicant is proposing to combine two lots into one in an R-10 Zoning District. The properties are identified as follows:

Tax Grid No.: 5956-12-999661 (0.17 acres) 9 Liberty Street

Tax Grid No.: 5956-12-996568 (0.13) acres) 11 Liberty Street, in the Town of Wappinger. (Mian) (March 2, 2026: Public Hearing waived)

Present: Caegen Burnett – Applicant’s representative

Mr. Peratikos: Motion to waive the Public Hearing.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to authorize the Planner to draft the resolution for the March 16, 2026 meeting.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

ARCHITECTURAL REVIEW:

26-3535 – Bank of America Exterior Signage: To discuss an Architectural Review application. The applicant is proposing replacement of directional signage, one (1) monument sign and two (2) wall signs on 1.07 acres in an HB Zoning District. The property is located at **1469 Route 9** and is identified as **Tax Grid No.: 6157-02-609919** in the Town of Wappinger. (GNS Group, Ltd.)

Present: Nancy Forrest – GNS Group, Ltd.

Mr. Freno: Motion to approve as presented.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

CONCEPTUAL REVIEW:

25-3523 – Joker Ink Printing & Embroidery Studio (PLEASE NOTE THAT THIS IS A DIFFERENT PARCEL FROM THE PREVIOUS APPLICATION): To discuss a Conceptual Review application. The applicant proposes the construction of a 15,000 sf., building for printing, embroidery production, staging, storage and offices in an HB Zoning District. The property is located on **Stage Door Road** on 2.00 acres and is identified as **Tax Grid No.: 6156-02-845873** in the Town of Wappinger. (McGuire)

Present: Brian Stokosa – Engineer, Day & Stokosa, Engineering
Applicant to submit full site plan application.

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

Respectfully Submitted,

Adjourned: 8:05 pm
Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals