

CONCEPTUAL REVIEW:

Durants Event Rentals Submit Site Plan application
Goodwill Storage Area Walls Submit Architectural Review application

Mr. Peratikos: **Motion to accept the Minutes from April 6, 2026.**
Mr. Glorioso: Second the Motion.
Vote: All present voted Aye.

Video of the April 20, 2026 Planning Board Meeting:

<https://www.youtube.com/watch?v=BDkOQ4wXcyg>

PUBLIC HEARING:

25-3531 – 7 Brew Coffee – Amended Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Variance granted: March 10, 2026)

Present Doug Beachel – Applicant’s representative

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

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

DISCUSSION:

25-3524 (Site Plan) and 26-4124 (Special Use Permit) – Performance Auto – Amended Site Plan & Special Use Permit: To discuss an amended Site Plan and Special Use Permit 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)

Applicant requested to be removed from the agenda to allow discussion with the board members offline and to be placed on a future agenda.

DISCUSSION CONTINUES:

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
Kaitlyn Grosskopf – Engineer
David Billow – Architect

Mr. Truss: **Motion to approve the waiver for the 18.5 ft light pole.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

All board members are in favor that this is an uncoordinated SEQR review.

All board members are in favor of accepting landscaping board as a condition of the resolution.

Mr. Meehan: **Motion to set a Public Hearing for May 18, 2026.**

Mr. Barth: Second the Motion.

Vote: All present voted Aye.

Mr. Truss; **Motion to authorize the Planner to draft a resolution for the May 18, 2026 meeting.**

Mr. Barth: Second the motion.

Vote: All present voted Aye.

Mid-Hudson Development Corp, and Mid-Hudson Holdings, LLC – Article 78
-against-
The Town of Wappinger, the Town of Wappinger Town Board,
And the Town of Wappinger Planning Board – Stipulation of Settlement

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

1336 Route 9 LLC (CITGO) Article 78

Planning Board attorney previously approved to act as legal counsel.

ARCHITECTURAL REVIEW:

26-3536 – Skin By Eve: To discuss an Architectural Review application. The applicant is proposing to install an LED sign above the main entrance in an HB Zoning District on 1.76 acres. The property is located at **735 Sgt. Palmateer Way** and is identify as **Tax Grid No.: 6157-02-543900** in the Town of Wappinger. (Almazawy)

Present: Mario Rabadi – Applicant’s representative

Mr. Truss: **Motion to approve as presented.**
Mr. Glorioso: Second the Motion.
Vote: All present voted Aye.

26-3539 – Durants Event Rentals: To discuss an Architectural Review application. The applicant is proposing to install five (5) overhead doors to facilitate the loading and unloading of event rental items in an HB Zoning District on a combined 4.00 acres. This will allow the applicant to pursue occupancy of the building under its currently permitted retail/showroom and storage/warehouse uses. The property is located at **1 Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 and 6156-02-794847** in the Town of Wappinger. (Povall)

Present: Bill Povall – Engineer
Glenn Lois – Applicant

Mr. Truss: **Motion to approve as presented.**
Mr. Barth: Second the Motion.
Vote: All present voted Aye.

CONCEPTUAL REVIEW:

26-3537 – Goodwill Storage Area Walls: To discuss a Conceptual Review application. The applicant is proposing to replace a fence with a metal stud wall with vinyl siding in an SC Zoning District on 12.98 acres. The property is located at **1488 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Rodi)

Present: Bart Rodi – Applicant’s representative

Applicant to come back with an Architectural Review application.

Board members to do a site visit at the site.

26-3538 – Durants Event Rentals: To discuss a Conceptual Review application. The applicant is proposing to consolidate two of its locations into the existing 30,000 sf vacant building at 1 Stage Door Road in an HB Zoning District on a combined 4.00 acres. The property is located at **1 Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 and 6156-02-794847** in the Town of Wappinger. (Povall)

Present: Bill Povall – Engineer
Glen Lois – Applicant

Applicant to submit a site plan application.

Mr. Truss:
Mr. Peratikos:
Vote:

Motion to adjourn.
Second the Motion.
All present voted Aye.

Respectfully Submitted,

Adjourned: 8:49 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board