

Minutes

**Town of Wappinger
Planning Board
June 1, 2026
Time: 7:00PM**

**Town Hall
20 Middlebush Road
Wappinger 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
	Mr. Barnett	Planning Board Attorney	
	Mr. Paggi	Planning Board Engineer	
	Mr. Simpson	Town Planner	
	Mr. Andrews	Conflict Engineer	
	Mrs. Ogunti	Secretary	

SUMMARY

DISCUSSION:

Subaru (Building Expansion)	Approved as written
Obercreek Lot Line Re-alignment Of Lot 920813	Public Hearing waived
Obercreek Subdivision of Lot 855674	Public Hearing on June 15, 2026 Planner to draft Negative Declaration
Flynn Subdivision	Circulate intent for Lead Agency
Stone Brook Estates	Attorney to send hardship letter to Town Board

Mr. Peratikos: Motion to accept the minutes from May 18, 2026.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Video of the June 1, 2026 Planning Board Meeting:

<https://www.youtube.com/watch?v=50OSbTQeyT8>

DISCUSSION:

25-3532 – (Site Plan) and 25-4123 (Special Use Permit) Subaru (Building Expansion) Amended Site Plan: To vote on 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) (May 18, 2026: Public Hearing opened & closed) (June 1, 2026: Approved)

Present: Danielle Stark – Applicant’s Engineer, LaBella
Dan DePalmer – Director of Service, Subaru

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

26-5244 – Obercreek Lot Line Re-alignment of Lot 920813: To discuss a Lot Line Re-alignment application. The applicant is proposing a lot line re-alignment of two lots by shifting approximately 0.97 acre from Lot 914890 to Lot 920813 in an R-80 Zoning District. The property is located at **89 New Hamburg Road** and identified as follows: **Tax Grid No.: 6057-02-920813 (28.52 acres) and Tax Grid No.: 6057-02-914890 (5.50 acres)** in the Town of Wappinger. (LaBella) (June 1, 2026: Public Hearing waived)

Present: Danielle Stark – Applicant’s Engineer, LaBella
Alex Reese – Applicant

Public Hearing waived

26-5245 – Obercreek Subdivision of Lot 855674: To discuss a Subdivision application. The applicant is proposing to subdivide the existing 19.71 acres into two lots, separated by Wheeler Hill Road so that new lot one comprises of 14.22 acres and new lot two comprises of 5.49 acres in an R-40/80 and R-80 Zoning District. The property is located on **New Hamburg Road** and is identified as **Tax Grid No.: 6057-02-855674** in the Town of Wappinger. (LaBella) (Public Hearing on June 15, 2026)

Present: Danielle Stark – Applicant’s Engineer, LaBella
Alex Reese – Applicant

Mr. Peratikos: **Motion to set a Public Hearing for June 15, 2026.**
Mr. Meehan: Second the Motion.
Vote: All present voted Aye.

Mr. Freno: **Motion to authorize the Planner to draft a resolution.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

26-5243 – Flynn Subdivision: To discuss a preliminary and final subdivision application. The applicant is proposing a 2-lot subdivision with an existing single-family dwelling on 7.497 acres in an R40 Zoning District. The property is located at **340 River Road, South** and is identified as **Tax Grid No.: 5956-04-930485** in the Town of Wappinger. (Engineering & Surveying Properties) (Lead Agency: June 3, 2026)

Present: Jay Samuelson – Applicant’s Engineer

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

26-5242 – Stone Brook Estates: To discuss a hardship waiver referral to the Town Board. The applicant is proposing to construct 11 single-family homes on a 12-lot subdivision with an existing residence in an R-20 Zoning District on 14.4 acres. The property is located at **237 Old Hopewell Road** and is identified as **Tax Grid No.: 6157-02-796563** in the Town of Wappinger. (Lund)

Present: Michael Lund – Applicant’s Developer
Dan Koehler – Engineer

Mr. Barth: **Motion to authorize the attorney to send a letter to the Town Board indicating that this is “NOT” a hardship.**
Mr. Truss: Second the Motion.
Vote: All present voted Aye.

Mr. Peratikos: **Motion to Adjourn.**
Mr. Truss: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:43 PM

Bea Ogunti
Secretary
Zoning Board of Appeals