

Minutes

**Town of Wappinger
Planning Board
June 15, 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	Absent
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present

Others Present:

Mr. Gould for	Planning Board Attorney
Mr. Simpson	Town Planner
Mr. Paggi	Planning Board Engineer
Mrs. Ogunti	Secretary

SUMMARY

PUBLIC HEARING:

Obercreek Subdivision of Lot 855674	Public Hearing opened & closed
	Negative Declaration approved
	Planner to draft resolution

DISCUSSION:

Obercreek Lot Line Re-alignment Lot 920813	Planner to draft resolution for July 20, 2026
Hudson Valley Volkswagen	Public Hearing set for July 20, 2026
7 Brew Coffee	Planner to draft resolution for July 20, 2026

CONCEPTUAL REVIEW:

Wappinger Fresh Market (formerly Rite Aid)	Go to ZBA to obtain variance
Sun Up Properties, LLC	Submit full site plan application

Mr. Peratikos: **Motion to accept the Minutes from June 1, 2026.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Supervisor Cavaccini presentation of the new proposed zoning map to the Planning Board:

<https://www.youtube.com/watch?v=RK0xg2qrk-U>

Video of the June 15, 2026 Planning Board Meeting:

<https://www.youtube.com/watch?v=GFw7UHI7RRM>

PUBLIC HEARING:

26-5245 – Obercreek Subdivision of Lot 855674: The Town of Wappinger Planning Board will conduct a Public Hearing on 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 opened & closed on June 15, 2026)

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

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

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

Mr. Peratikos: **Motion to approve the Negative Declaration.**
Mr. Truss: Second the Motion.
Vote: All present voted Aye.

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

DISCUSSION:

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 – Engineer, LaBella
Alex Reese – Applicant

Mr. Peratikos: Motion to approve the Negative Declaration.

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to authorize the Planner to draft the resolution for July 20, 2026 meeting.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

25-3518 (Site Plan) and 25-4121 (Special Use Permit) – Hudson Valley Volkswagen Amended Site Plan: To discuss an Amended Site Plan and Special Use Permit application. The applicant is proposing the construction of a 3,401 sf. service build out, a 520 sf showroom build out, 1,328 sf service drive in an HB Zoning District on 4.57 acres. The property is located at **1148 Route 9** and is identified as **Tax Grid No.: 6157-04-690127** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: September 25, 2025)

Present: Mark Day – Engineer, Day & Stokosa

Mr. Truss: Motion to set a Public Hearing for July 20, 2026.

Mr. Peratikos: 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) (Variance granted: March 10, 2026) (April 20, 2026: Public Hearing opened & closed)

Present: Doug Beachel – Applicant's Representative

Mr. Freno: Motion to authorize the Planner to draft the resolution for July 20, 2026 meeting.

Mr. Peratikos: Second the Motion.

Vote: All present

CONCEPTUAL REVIEW:

26-3541 – Wappinger Fresh Market (formerly Rite Aid): To discuss a Conceptual Review application. The applicant is proposing a grocery store in an HD Zoning District on 1.73 acres. The property is located at **1604 Route 9** and is identified as **Tax Grid No.: 6158-04-542293** in the Town of Wappinger. (Narvaez)

Present: John Lentini – Architect
Ashley Narvaez – Applicant
Lawson Narvaez – Applicant

Applicants need to go to the ZBA to obtain variance

26-3533 – Sun Up Properties, LLC addition of Commercial Use – amended Site Plan:

To discuss a Conceptual Review application. The applicant is proposing to amend their site plan for the legalization of existing businesses, including a residence at 1601 Route 376 (6259-04-503266) and offices at 1607 Route 376 (6259-04-501278) 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 **1601 & 1607 Route 376** and is identified as **Tax Grid No.: 6259-04-501278 & 6259-04-503266** in the Town of Wappinger. (Buchner)

Present: Ernie Martin – Engineer

Applicant to come back with an amended Site Plan application.

ZONING CHANGES:

Mr. Peratikos: **Motion to authorize the secretary to send a letter to the Town Board that they are in favor of the proposed zoning changes.**

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: 8:09 PM

Bea Ogunti
Secretary
Zoning Board of Appeals