

**Town of Wappinger
Planning Board
July 20, 2026
Time: 7:00PM
Summarized Minutes**

**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	Absent
	Mr. Peratikos	Member	Absent
	Mr. Truss	Member	Absent

Others Present:

Mr. Barnett	Planning Board Attorney
Mr. Paggi	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Planning Board Secretary

SUMMARY

DISCUSSION:

7 Brew Coffee	Moved to August 17, 2026 meeting for a vote
Obercreek Subdivision of Lot 855674	Approved as written
Obercreek Lot Line Re-alignment of Lot 920813	Approved as written
Hudson Valley Volkswagen	Planner authorized to draft a Negative Declaration

Mr. Freno: Motion to accept the Minutes from June 15, 2026.
Mr. Barth: Second the Motion.
Vote: All present voted Aye.

Video of the July 20, 2026 Planning Board Meeting:

<https://www.youtube.com/watch?v=pA3LpO4-wII>

DISCUSSION:

25-3531 – 7 Brew Coffee – Amended Site Plan: To vote 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) (April 20, 2026: Public Hearing opened & closed) (Waiver to allow 10-foot candles under canopy) (Waiver for LED accent lighting with shielding) (Waiver to allow for two (2) signage)

Present: Doug Beachel – Applicant’s Representative

No votes were taken due to a lack of quorum.

26-5245 – Obercreek Subdivision of Lot 855674: To vote 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: June 15, 2026) (Negative Declaration approved: June 15, 2026)

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

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

26-5244 – Obercreek Lot Line Re-alignment of Lot 920813: To vote on 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. Freno: Motion to approve the resolution as written
Mr. Barth: 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) (Public Hearing: November 17, 2026)

Present: Mark Day – Engineer, Day & Stokosa

Mr. Freno:	Motion to authorize the Planner to draft a Negative Declaration.
Mr. Barth:	Second the Motion.
Vote:	All present voted Aye.

Mr. Freno: Motion to go into Executive Session for attorney/client discussion. No votes will be taken at this time.

Mr. Barth: Second the Motion.

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

Respectfully Submitted,

Adjourned: 7:25 pm

Bea Ogunti
Secretary
Planning Board / Zoning Board of Appeals