

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

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

Summarized Minutes

Members:

Mr. Flower	Chairman	Present
Mr. Barth	Member	Present
Mr. Freno	Member	Present
Mr. Glorioso	Member	Absent
Mr. Meehan	Member	Absent
Mr. Peratikos	Member	Present
Mr. Truss	Member	Present

Others Present:

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

SUMMARY

DISCUSSION:

O'Donnell (Wheeler Hill Road) Lot Line
Joker Ink Printing & Embroidery Studio
Flynn Subdivision

Approved as amended
Submit full site plan application
Planner to draft resolution
Public Hearing set for October 5, 2026
Propane Tank & Air Pump approved

CONCEPTUAL REVIEW:

Northside Auto Body Addition

Submit full site plan application

ARCHITECTURAL REVIEW:

Coletto Historic House

Approved as presented

Mr. Peratikos: Motion to accept the Minutes from August 17, 2026.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Video of the September 2, 2026 Planning Board Meeting:

https://www.youtube.com/watch?v=j9rn0x_Dxqs

DISCUSSION:

25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment – To vote on a Lot Line Re-alignment application. The applicant is proposing to re-align between two parcels to allow for a potential building lot to construct on in an R-80 Zoning District. The parcels are identified as follows:

Tax Grid No.: 6057-04-563439 (10.20 acres) 660 Wheeler Hill Road; and
Tax Grid No.: 6057-04-579467 (3.30 acres) Wheeler Hill Road in the Town of Wappinger. (Day and Stokosa) (Public Hearing: November 17, 2025 and adjourned to January 5, 2026) (Public Hearing closed: January 5, 2026)

Present: Craig O'Donnell – Applicant

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

25-3523 – Joker Ink Printing and Embroidery Studio: To discuss a Site Plan application. The applicant is proposing the construction of a 17,500 sf. printing and embroidery production facility, to include 6,000 sf. staging and showroom, 8,500 sf. storage/utility rentals for manufacturing custom printed apparel in an HB Zoning District. The property is located on **Stage Door Road** on 2.46 acres and is identified as **Tax Grid No.: 6156-02-839925** in the Town of Wappinger. (McGuire)

Present: Brian Stokosa – Applicant's Engineer
Will McGuire – Applicant

Applicant to submit full site plan application.

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: Brendan White – Applicant's Engineer

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

Mr. Peratikos: **Motion to set a Public Hearing for October 5, 2026.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

26-3547 (Site Plan) and 26-4125 (Special Use Permit) – Gasland Petroleum Rte. 9D – Amended Site Plan: To discuss an Amended Site Plan and Special Use Permit application. The applicant is proposing to extend operation hours from 5:00am-11:00pm until 12:00am; add an air pump; add a 2' x 6' propane tank exchange cabinet and 4' x 6' concrete pad base; and relocate one designated parking space for the apartment on 1.802 acres in an HM Zoning District. The property is located at **2357-2365 Route 9D** and is identified as **Tax Grid No.: 6157-01-048643** in the Town of Wappinger. (LaBella)

Present: Chris Lapine – Applicant's Engineer

Mr. Truss: **Motion to approve the propane tank and air pump only.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

CONCEPTUAL REVIEW:

26-3543 – Northside Auto Body Addition: To discuss a Conceptual Review application. The applicant is proposing to construct a 1,635 square foot addition to a pre-existing structure on 1.38 acres in an HB Zoning District. The property is located at **1106 Route 9**, and is identified as **Tax Grid No.: 6157-04-730008** in the Town of Wappinger. (KARC Planning Consultants, Inc.)

Present: Kelly Libolt – Applicant’s Representative
Applicant to submit full site plan application.

ARCHITECTURAL REVIEW:

26-3546 – Coletto Historic House: To discuss an Architectural Review application. The applicant is proposing to construct a colonial style house on 2.4 acres in an R40/80 Zoning District. The property is located at **16 Hamilton Road** and is identified as **Tax Grid No.: 6057-02-982944** in the Town of Wappinger. (Coletto)

Present: Francesca Coletto – Applicant

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

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

Respectfully Submitted,

Adjourned: 8:06 pm

Bea Ogunti
Secretary
Zoning Board of Appeals