

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Casa Amigos Restaurant

**MEETING DATE:** February 3, 2025

**ACCOUNT NUMBER:** 25-3510

**DATE PREPARED:** January 23, 2025

X  SITE PLAN      SPECIAL USE PERMIT      SUBDIVISION

**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

- 1  TOWN FILE
- 7  TOWN OF WAPPINGER PLANNING BOARD
- 1  ENGINEER TO THE TOWN
- 1  PLANNER TO THE TOWN
- 1  ATTORNEY TO THE TOWN
- HIGHWAY SUPERINTENDENT
- 1  FIRE PREVENTION BUREAU
- RECREATION
- ARMY CORP. OF ENGINEERS
- 1  DUTCHESS COUNTY DEPT. OF PLANNING
- DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- 1  NEW YORK STATE DEPT. OF TRANSPORTATION
- 1  DUTCHESS COUNTY DEPT. OF HEALTH
- 1  DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- 1  VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1  ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (MICHAEL BODENDORF)
- CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*

**ALFRED A. CAPPELLI, JR.  
ARCHITECT  
23 DIDDELL ROAD  
WAPPINGERS FALLS, NY 12590**

**Telephone: 845-632-6500  
Email: acappe2102@aol.com**



January 14, 2025

Tow of Wappingers Falls Planning Board  
20 Middlebush Rd.  
Wappingers Falls, NY

Attn.: Chairman Bruce Flower & Planning Board Members

Re: Former Odyssey Diner  
Casa Amigos Restaurant  
1515 Rt. 9

Dear Chairman Flower & Board Members,

Attached please find an amended site plan and requisite application for a proposed new restaurant and small addition to be constructed to the former Odyssey Diner.

For your initial review we've attached the following:

- Amended site plan
- Former site plan as previously approved
- Application
- Short form EAF
- Narrative and scope of work
- Preliminary floor plan reflecting addition

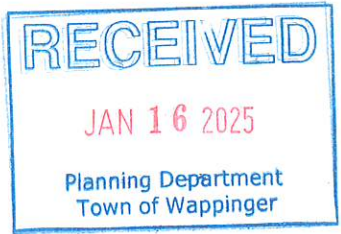
We would like to be placed on the next available Planning Board agenda to discuss this project with your Board.

Thank you in advance for your time and consideration.

Very truly yours,

Alfred A. Cappelli, Jr.  
Architect

AAC/dc  
Attach.



Amended Site Plan

For

Casa Amigos 2 Restaurant  
(Formerly Odyssey Diner)

1515 NYS Route 9  
(At Corner of Sgt. Way)

Town of Wappingers  
Dutchess County, NY

Prepared by:

Alfred A. Cappelli, Jr.  
Architect

23 Diddell Rd.  
Wappingers Falls

Office: 845-632-6500  
Cell: 914-489-6192

## **Casa Amigos 2**

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- 7. Preliminary Floor Plans of Proposed Addition**

**Project Narrative**  
**For**  
**Amended Site Plan**  
**For The**  
**Casa Amigos 2 Restaurant**  
**1515 Route 9**  
**Town of Wappingers**  
**Dutchess County**

## Casa Amigos 2

### Amended Site Plan

#### 1. Project Location

The site of this proposed Amended Site Plan is located at 1515 NYS Route 9 at the intersection of Sgt. Palmeteer Way on the west side of NYS Route 9 and also connecting via a driveway to Sgt. Palmeteer Way.

The site is predominantly in the Town of Wappingers Falls with a small portion of the property, where some parking is, in the Village of Wappingers Falls.

The Tax Map No. for the Town of Wappingers is 6158-04-572057 and for the Village of Wappingers Falls 6158-19-569062.

The parcel size in the Town of Wappingers is approx. 0.94 AC and the portion in the Village of Wappingers is approx. 0.35 AC for a total site size of 1.29 AC (56,192 sf).

#### 2. Existing Conditions

The site currently consists of a single-story restaurant (formerly Odyssey Diner), approx. 3,328 sf.

Also, as part of the existing site conditions, there are several parking areas around the building along with the requisite site lighting, landscaping, and a storm drainage system.

There currently are two access points into the property, one ingress and egress onto Route 9 and another ingress and egress on Sgt. Palmeteer Way.

The approvals for this restaurant and accompanying site improvements were granted by the Town of Wappingers Planning Board in 2013.

#### 3. Owner of Land & Site Plan Applicant

The current Owner of the property and also at the time of the previous approval is Richard Finnerman, Crimswal Realty formerly of Poughkeepsie currently residing in Houston, Texas.

The Applicant and Tenant for the building is Casa Amigos Mexican Kitchen & Cantina, Sergio Jimenez, 481 Noxon Road, Poughkeepsie, NY.

#### 4. Property History

It should be noted that prior to January 2013 Planning Board Approval, there was a building on the site at the same exact location and housed a Pizza Hut restaurant for many years prior to being completely transformed and re-built by the Odyssey Diner in 2014.

#### 5. Applicant's Intent

In order to make this economically viable for the new tenant, Casa Amigos feels that additional seating is required. (Casa Amigos has another very successful location, having recently expanded their operations in the T/O Lagrange).

The current building with the new seating arrangement and addition of a bar area, will reduce the seating of the former diner to approx. 89 seats by code.\*

(\*This is calculated by taking the gross area attributed to the dining area and dividing by 15 sf/person per NYS Building Code).

What started out as an outside seasonal seating area as planned by Casa Amigos, has now grown into that area being enclosed and attached to the existing restaurant along with the addition of a rooftop seasonal dining area above the proposed addition.

The proposed addition is 1,121 sf with 710 net square feet being attributed to dining, the remaining 400 or so square feet for a waitress station, stairs to the rooftop dining and service area. This area yields an additional 48 seats. The total seating capacity will be approx. 185 seats.

To accommodate the additional seating, additional toilets are being proposed, and given the proximity to the kitchen and lack of space to expand within the building, a small 6'-6" x 17'-0" addition is proposed on the south side of the building to accommodate the needs and meet NYS Building Code.

In both instances of additions, the additional footprint will not encroach on any paved parking areas, but will grow into what is now open space.

#### 6. Parking

To accommodate the additional seating, the parking areas will be slightly re-configured to accommodate the proposed number of seats.

It appears that the paved area currently on site and parking was far too much for the diner, and much of the parking has been left fallow for many years, having been installed for Pizza Hut and their needs at that time.

Those areas will be re-claimed and repaved and with minor modifications to curbing and proper striping (meeting the Town's zoning).

We will have a total of 66 parking spaces which appear to meet the Town's requirements.

## 7. Site Improvements

As mentioned, the parking areas that are in disrepair will be re-paved. The entire lot will be topped with new blacktop (not just sealed) and re-stripped.

All curbing will be repaired and/or replaced as necessary.

All site lighting will be replaced as the existing fixtures are outdated, and will be replaced with new LED fixtures to meet current zoning regulations for dark sky, footcandle levels, etc. (A full lighting plan will be submitted).

The entire site will be re-landscaped as well, with many of the trees and bushes in planting areas having gone unattended for many years. (A full landscaping plan will be submitted).

The dumpster enclosure, currently located in a too prominent location opposite the Sgt. Palmateer Way driveway, will be relocated more to the rear of the building, still near the kitchen, but more out of site, and will be enclosed.

There will be new signage on the building as well as freestanding signs which will be submitted to the Planning Board for approval as part of the process.

## 8. Site Utilities

**Water:** There is currently central water serving the building and is currently being supplied by the Village of Wappingers Falls. We have already appeared before the Village of Wappingers Falls Water Board and they have given their approval for our expansion. (A letter to be forthcoming).

**Sewer:** Likewise, as the occupancy has increased, there will be a slight increase in the wastewater as well. The Village of Wappingers Falls also services the central sewer through Tri-Muni. We have been requested at this time to double check the size of the grease trap to see if it is adequate to handle the increased occupancy, and if not, to upgrade and enlarge.

**Storm water:** The existing parking lot has a storm water drainage system comprised of strategically placed catch basins along with underground piping to transport the storm water off site. Inasmuch as the impervious area has not increased dramatically by virtue of our increased building size (1.4%) the existing system will not be altered.

**Sprinklers:** The existing building is being serviced by a central sprinkler system which will be expanded to handle our proposed additions, with the current dedicated water line being adequate for the additional needs.

**Electrical:** Inasmuch as the kitchen will not be increasing in size or usage, and the interior and exterior lighting being converted to LED, we feel the electrical usage will remain the same being offset by the new heat pumps being installed for our 1,121 sf addition.

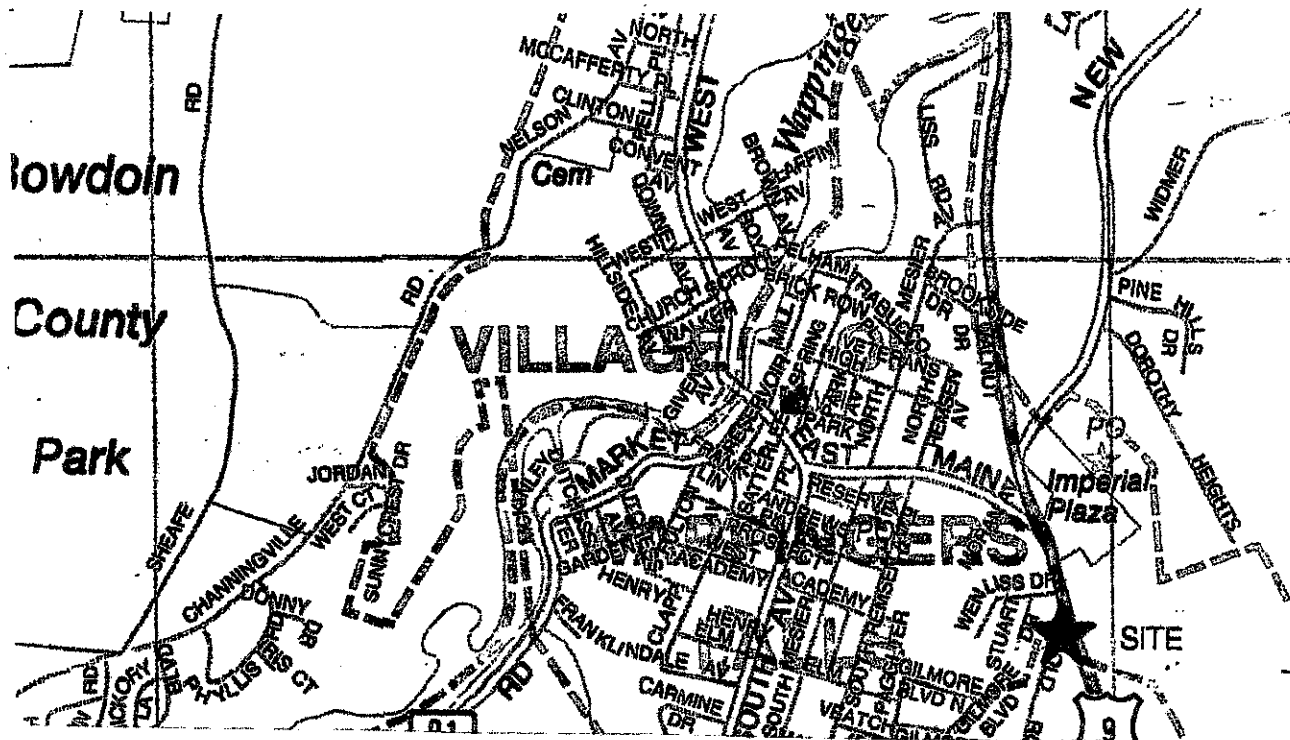
**9. Hours of Operation**

It is intended to have the hours of operation as follows:

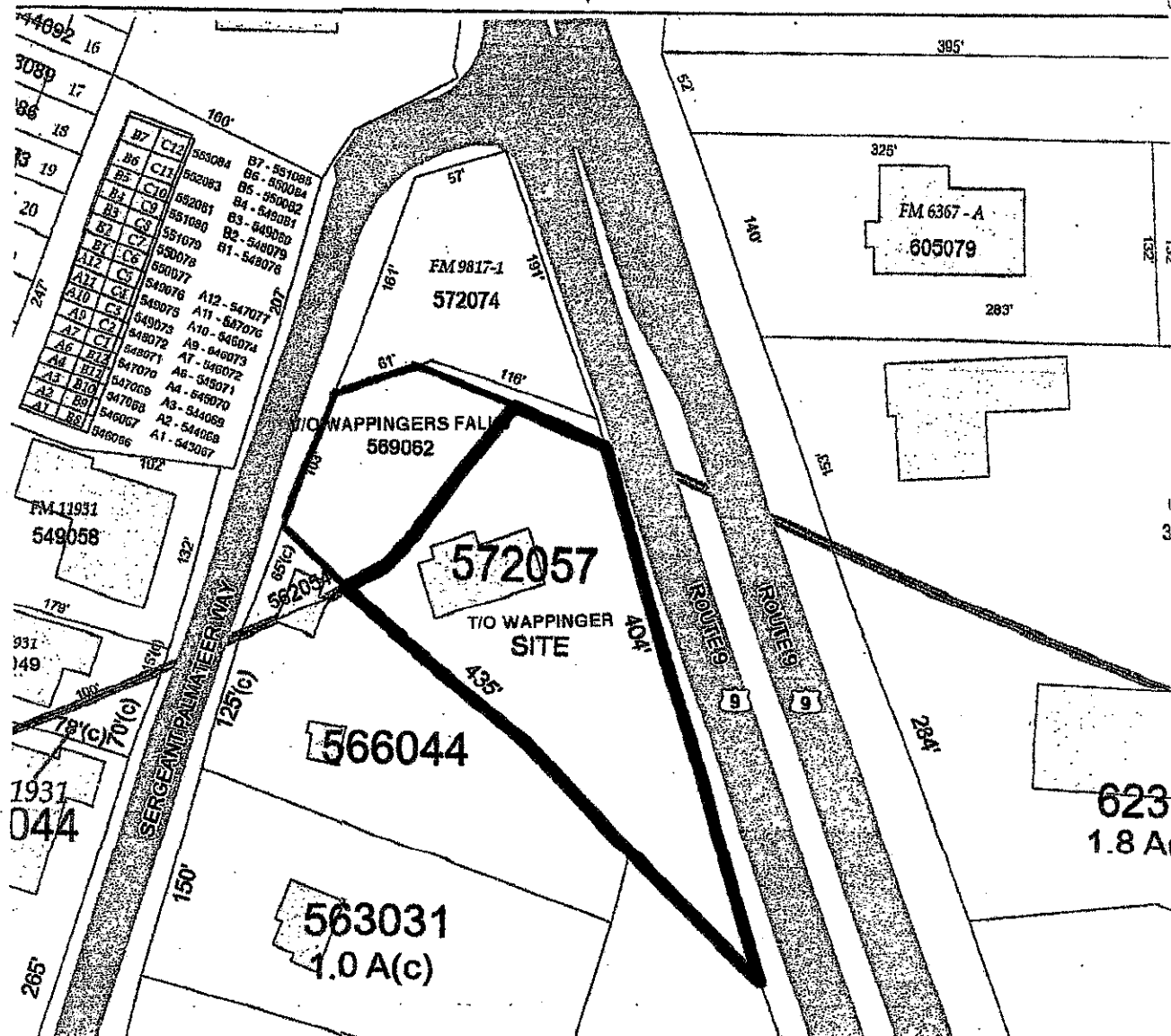
Sunday – Thursday, 11:00 am – 10:00 pm

Friday & Saturday, 11:00 am – 11:00 pm

# LOCATION MAP



# AREA MAP



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3510  
Date Received: 1-16-25  
Fee Received: \$1,660.00  
Escrow Received: \$5,000.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: CASA AMIGOS 2 RESTAURANT

Location of Property: 1515 ROUTE 9

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

SERGIO JIMENEZ  
481 NOXON ROAD (LAGRANGE) T/O POUCHKEEPSIE  
Street Town State Zip  
Sergio Jimenez 2522MIGOS1@gmail.com  
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Crimswal Realty Richard Finnerman  
PO Box 22917 Houston TX 77227  
Street Town State Zip  
Richard Finnerman CRIMSWAL REALTY@gmail.com  
Contact Person Phone Number Email

Grid No. 6158.04572057

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: RESTAURANT

Proposed Use: RESTAURANT

Existing Sq. Footage: 3328 Use: RESTAURANT

Proposed Sq. Footage: 5680 Use: RESTAURANT

Location of Property: 1515 ROUTE 9

Zoning District: HB

Acreage: 1.29 Ac

Anticipated No. of Employees: 15

Existing No. of Parking Spaces: 58

Proposed No. of Parking Spaces: 68

\_\_\_\_\_  
Type Name (Corporation, LLC, Individual, etc.)

Jan 17, 2025

Date

632-6900

Owner's Telephone No.

Arch.

\_\_\_\_\_  
Owner or representative's signature

Alfred Cappelli Jr Project Arch.

Type Name and Title \*\*\*

\_\_\_\_\_  
Owner's Address

**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check .

- **Application Fees are non-refundable.**

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

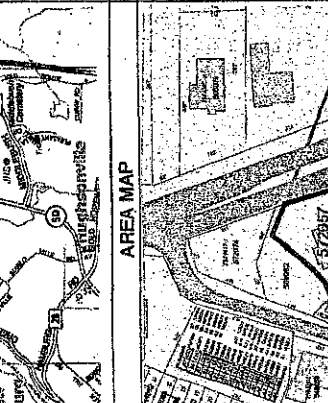
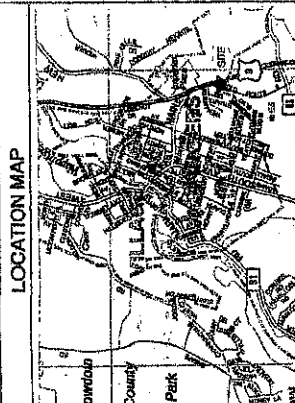
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: CASA AMIGOS 2 RESTAURANT (FORMER ODYSSEY DINER)			
Project Location (describe, and attach a location map): 1515 ROUTE 9 TOWN OF WAPPINGER DUTCHESS COUNTY			
Brief Description of Proposed Action: EXISTING RESTAURANT IS BEING LEASED TO A NEW TENANT FOR A RESTAURANT AS WELL AND WILL INCLUDE AN ADDITION FOR ADDITIONAL SEATING AND A SEPARATE ADDITION FOR ADDITIONAL TOILET FACILITIES THERE WILL ALSO BE MINOR MODIFICATIONS TO THE SITE FOR ADDITIONAL PARKING			
Name of Applicant or Sponsor: ALFRED CAPPELLI, PROJECT ARCHITECT		Telephone: 845 632-6500 E-Mail: ACAPPE2102@AOL.COM	
Address: 23 DIDDELL ROAD			
City/PO: WAPPINGERS FALLS		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD FOR SITE PLAN AND BUILDING PERMIT FOR CONSTRUCTION, BOTH T/O WAPPINGER			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.3 acres			
b. Total acreage to be physically disturbed? _____ 0.1 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.3 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: EXISTING STORM WATER SYSTEM ON-SITE WILL NOT BE ALTERED DUE TO IMPROVEMENTS		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: ALFRED CAPPELLI, JR.	Date: JAN. 3, 2025	
Signature: 	Title: PROJECT ARCHITECT	



**PROJECT DATA**

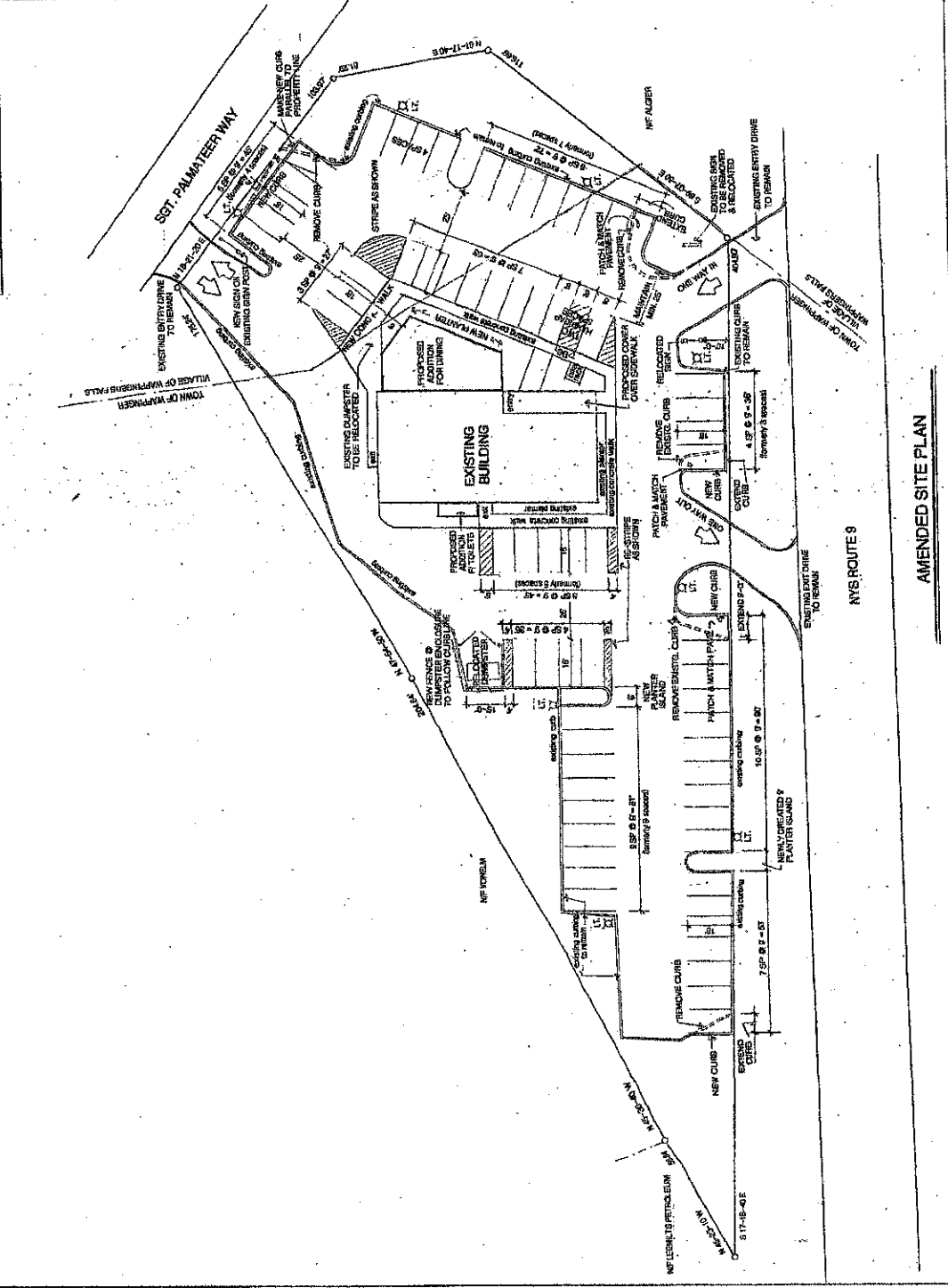
Site address: 115 NYS ROUTE 9  
 Project address: 115 NYS ROUTE 9  
 Total lot area (sq. ft.): 110,000  
 Total lot area (acres): 2.52  
 Total impervious area (sq. ft.): 5,000  
 Total impervious area (acres): 0.11  
 Total impervious ratio: 4.55%  
 Building area (sq. ft.): 3,000  
 Building area (acres): 0.07  
 Building ratio: 2.73%  
 Proposed building area (sq. ft.): 3,000  
 Proposed building area (acres): 0.07  
 Proposed building ratio: 2.73%

**SITE DATA**

Site No.: 24-001  
 Project Name: CASA AMIGOS 2 RESTAURANT  
 Applicant: Casa Amigos 2 Restaurant, LLC  
 Owner: Casa Amigos 2 Restaurant, LLC  
 Address: 115 NYS ROUTE 9, WAPPINGER, NY 12590  
 Zoning: R-1 (Residential Single-Family)  
 Proposed Use: Restaurant

**PARKING REQUIREMENTS**

Based on minimum parking: 5,000 sq. ft. (1,136 sq. ft. = 1.07 spaces)  
 Standard loading: 100 sq. ft. = 1.00 space = 1.00 standard space  
 All spaces plus 25% handicap, 48 total  
 Total spaces provided: 50 (including 12 handicap spaces)



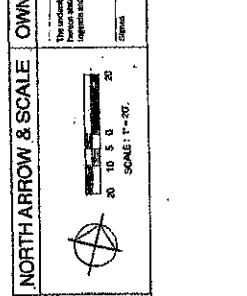
**APPLICANT**  
 Casa Amigos 2 Restaurant, LLC  
 115 NYS ROUTE 9, WAPPINGER, NY 12590

**OWNER**  
 Casa Amigos 2 Restaurant, LLC  
 115 NYS ROUTE 9, WAPPINGER, NY 12590

**OWNER CERTIFICATION**

The undersigned, Owner of the property, hereby certifies that the information provided in this application is true and correct to the best of their knowledge and belief, and that they are not providing any false or misleading information.

Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_



**LEGEND**

EXISTING CURBS	EXISTING DRIVE	EXISTING SIDEWALK	EXISTING PAVEMENT
PROPOSED CURBS	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED PAVEMENT
PROPOSED CONCRETE	PROPOSED ASPHALT	PROPOSED GRASS	PROPOSED TREES
PROPOSED SIGNAGE	PROPOSED LIGHTING	PROPOSED UTILITY	PROPOSED FENCE

**AMENDED SITE PLAN**

NYS ROUTE 9



