

TOWN OF WAPPINGER

PLANNING BOARD

**Architectural Review Only**  
**No Escrow Fees Taken**

PROJECT NAME: Dunkin (1491 Route 9) Remodel

MEETING DATE: June 16, 2025

ACCOUNT NUMBER: 25-3517

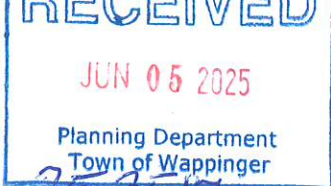
DATE PREPARED: June 11, 2025

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
- \_\_\_\_ FIRE PREVENTION BUREAU
- \_\_\_\_ RECREATION
- \_\_\_\_ TOWN OF WAPPINGER TOWN BOARD
- \_\_\_\_ DUTCHESS COUNTY DEPT. OF PLANNING
- \_\_\_\_ NEW YORK STATE DEPT. OF TRANSPORTATION
- \_\_\_\_ DUTCHESS COUNTY DEPT. OF HEALTH
- \_\_\_\_ DUTCHESS COUNTY SOIL & WATER
- \_\_\_\_ NYS DEPT OF D.E.C
- \_\_\_\_ TOWN OF FISHKILL PLANNING BOARD
- \_\_\_\_ TOWN OF EAST FISHKILL PLANNING BOARD
- \_\_\_\_ TOWN OF LAGRANGE PLANNING BOARD
- \_\_\_\_ VILLAGE OF WAPPINGER PLANNING BOARD
- \_\_\_\_ BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI

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



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3517

Date Received: 6-5-25

Fee Received: \$250.00

**APPLICATION FOR ARCHITECTURAL REVIEW  
(NO ESCROW TAKEN)**

TITLE OF PROJECT: DUNKIN' REMODEL

Location of Property: 1491 Rt 9 WAPPINGERS FALLS, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual): WAPPINGERS CAFE, LLC  
1491 Rt 9 WAPPINGERS FALLS NY 12590  
Street Town State Zip

YUWEN CHEN 914-475-3462  
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual): SAME ↑

Street Town State Zip

Contact Person Phone Number Fax Number

Grid No. 6157-02-600971

Please specify use or uses of building.

Existing Design: COFFEE SHOP

Proposed Change to exterior of building or Signage: YES CHANGING PAINT, MONOLITH (2) FINISH, RESKIN AWNING, CHANGE SIGN FACES, DIGITAL EXTERIOR MENU BOARD

Materials to be used: \_\_\_\_\_

Proposed cost of construction: \$ 350,000

Zoning District: HB Acreage: 1.32

Existing No. of Parking Spaces: 35 Proposed No. of Parking Spaces: 35

WAPPINGERS CAFE, LLC  
Type Name (Corporation, LLC, Individual, etc.)

6/5/25  
Date

914-475-3462  
Owner's Telephone No.

[Signature]  
Owner or representative's signature

YUWEN CHEN MEMBER  
Type Name and Title \*\*\*

Owner's Address

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

TOWN OF WAPPINGER PLANNING BOARD  
ARCHITECTURAL REVIEW

Appl. #: \_\_\_\_\_

Date: \_\_\_\_\_

PROJECT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DATE OF PLANNING BOARD MEETING: \_\_\_\_\_

PROJECT CONSISTS OF THE FOLLOWING:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

MOTION MOVED BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

CONDITIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
BEA OGUNTI, SECRETARY  
TOWN OF WAPPINGER PLANNING BOARD

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 25-3517 Date: 6/6/25  
Grid No.: 6157-02-600971 Zoning District: HB

Location of Project:  
1491 Rt 9 WAPPINGERS FALLS, NY 12590

Name of Applicant: WAPPINGERS CAFE, LLC DBA DUNKIN  
Print name and phone number

Description of Project: REMOVE ~~AREA~~ TO NEW IMAGE

I YUWEN CHEN, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

Date 6/5/25

Owner's Signature [Signature]

Owner's Telephone Number 914-475-3467

Print Name and Title \*\*\* YUWEN CHEN VICE PRES MEMBER

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.  
If this is a subdivision application, please provide a copy of the deed.