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## **MEMORANDUM**

To: Bruce M. Flower, Chairman, and  
the Town of Wappinger Planning Board

Date: August 14, 2025

Subject: **Casa Amigos – Amended Site Plan**  
Tax Lots 6158-04-572057

As requested, we reviewed the application of Sergio Jimenez of Casa Amigos Mexican Kitchen and Cantina (the “Applicant”) for Amended Site Plan Approvals.

### **The Property**

The subject property is known as Tax Lot 6158-04-572057 on the Town of Wappinger Tax Assessment Maps and a portion of the property is in the Village of Wappingers Falls and is known as Tax Lot 6158-19-569062. The property is located at 1515 Route 9. The subject property is 0.9 acres in the Town of Wappinger and 0.35 acres in the Village of Wappingers Falls with a total size of 1.22 acres. The portion of the property in the Town of Wappinger is in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant is proposing an addition including an additional dining area, a roof top dining area, an addition to the existing bathrooms, and the repaving and reconfiguration of the existing parking area and new exterior lighting and landscaping (the “Project” or “Proposed Action”).

### **Submission**

The Applicant has submitted an Application for Site Plan Approval dated 1/17/25; a Short Environmental assessment Form dated 1/3/25; a narrative dated 7/26/25 prepared by Jeffrey Econom; a survey (1 sheet) by Robert Oswald dated 6/24/25; and a plan (5 page) general titled Existing Site Plan for Casa Amigos 2 Restaurant dated 6/12/25.

## **REVIEW COMMENTS**

1. Landscape and Lighting. The narrative states all new lighting and landscaping which will need to be detailed in a full landscape and full photometric plan to be included in future submissions. The photometric plan should include the BUG rating and proposed color temperature of proposed luminaires and proposed footcandle levels. The landscaping plan

should include a planting schedule that identifies what is existing and proposed and the sizes of the existing and proposed plantings.

2. Parking Table.

- a. The Applicant is proposing to repave and rearrange the parking area to create 66 parking spaces. This exceeds 61 parking spaces required by seating count. This would require a parking waiver from the Planning Board for the additional parking spaces.
- b. The 61 spaces required by seat count in the parking calculations provided does not match what is shown in the bulk table. This discrepancy should be corrected.

3. Site Circulation.

- a. The Applicant should provide truck turning templates for garbage truck access to the proposed refuse enclosure.
- b. The drive aisle that runs behind the existing building appears to bottleneck at approximately 17 feet in width which could cause issues with two-way traffic. The Applicant should consider restricting the movement to one way travel.

4. SEQRA. The Application is considered to be a Type II action with respect to SEQRA. No further SEQRA action is required.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP  
Planner

cc:  
Kyle Barnett, Esq.  
Barbara Roberti  
Christian Paggi, PE.