

JEFFREY A. ECONOM, P.E.

Consulting Engineer

Certified Code Enforcement Officer

Licenses:

NY PE #070939

NJ PE #39363

CT PE #19247

Certifications:

CPESC #2327

CPSWQ #21

CMS4S #15

CESSWI #9810

CPCA

Environmental · Civil · Subdivision/Site Work · Building Codes

Project Description

For

Casa Amigos II

1515 NYS Route 9, Town of Wappinger, NY 12590

July 26, 2025

The project site is located at 1515 NYS Route 9 at the intersection of Sgt. Palmateer Way on the west side of NYS Route 9. The current site (approximately 1.22 acres in size) is bisected by the Municipal Boundary of the Town of Wappinger (approximately 0.86 acres in size) and the Village of Wappinger (approximately 0.36 acres in size). Said parcel is zoned CMU (Commercial Mixed Use) and served by municipal water and municipal sewer.

The existing site consists of an existing single-story building (restaurant known as the Odessey Diner) which is approximately 3,328 s.f. in size. The site has several parking areas, landscaping, site lighting, two (2) access points into and from the property, one ingress/egress onto Route 9 and another ingress/egress on Sgt. Palmateer Way and storm drainage system, all of which was approved by the Town of Wappinger Planning Board in 2013. It should be noted that prior to the above-mentioned approval, there was a building on the site at the exact same location which was home to a Pizza Hut restaurant for many years prior to being completely transformed and re-built by the Odessey Diner in 2014.

The owner of the property is Richard Finnerman, Crimswal Realty, formerly of Poughkeepsie and is currently residing in Houston, Texas. The current applicant/tenant is Casa Amigos Mexican Kitchen & Cantine, Sergio Jimenez, 481 Noxon Road, Poughkeepsie, NY.

The proposal is to convert the existing building to a Mexican Restaurant know as Casa Amigos II. The applicant is currently operating a successful business, Casa Amigos, in the Town of LaGrange. In order to make this economically viable for the new tenant, Casa Amigos feels that additional seating is required.

The current building with the new seating arrangement and addition of a bar area, will reduce the seating of the former diner to approx. 82 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 1,130 sf with 664 net square feet being attributed to dining, the remaining 466 square feet for a waitress station, stairs to the rooftop dining and service area. This area yields an additional 44 seats. The total seating capacity will be approx. 182 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 being proposed on the south side of the building to accommodate the needs and meet NYS Building Code. In addition to the enlarged bathroom, an exterior walk-in freezer (6'-0" x 12'-0") is being proposed for food storage.

Exterior Work:

In all three instances of additions, the additional footprints will not encroach on any paved parking areas but will expand into what is now open space or a concrete pad. With the proposed site modifications, the existing imperviousness will have a minor reduction and the overall landscaping will have a minor increase.

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 in dis-repair 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 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-striped.

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 is currently being prepared).

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 sight, and will be enclosed.

Signage:

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.

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. With the reconfiguration of the parking lot, there will actually be a reduction in the amount of impervious area on the overall site.

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, the electrical usage will remain the same being offset by the new heat pumps being installed for our 1,130 sf addition.

Hours of Operation:

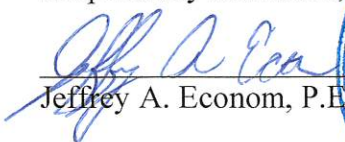
It is intended to have the following hours of operation:

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

Friday - Saturday, 11:00 am - 11:00 pm

Should there be any questions or additional information needed, please do not hesitate to contact this Office.

Respectfully submitted,


Jeffrey A. Econom, P.E.



JAE:me
Attachment