

AGENDA – AMENDED as of September 3, 2025

Town of Wappinger Planning Board
Meeting Date: September 3, 2025 (WEDNESDAY)
Time: 7:00 PM
Workshop: 6:30 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from August 18, 2025

DISCUSSION:

25-5237 – Neun Lot Consolidation: To vote on a Lot Consolidation application. The applicant is proposing to consolidate two parcels into one parcel on a total of 3.9 acres in an R-40 Zoning District. The properties are identified as **Tax Grid Nos.: 6258-04-860390 (2.2 acres) and 6258-04-859410 (1.7 acres),** located at **45 Gold Road** in the Town of Wappinger. (Neun) (Public Hearing waived: August 18, 2025)

25-3518 (Site Plan) and 25-4121 (Special Use Permit) – Hudson Valley Volkswagen Amended Site Plan: To discuss an Amended Site Plan and Special Use Permit application. The applicant is proposing the construction of a 3,401 sf. service build out, a 520 sf showroom build out, 1,328 sf service drive in an HB Zoning District on 4.57 acres. The property is located at **1148 Route 9** and is identified as **Tax Grid No.: 6157-04-690127** in the Town of Wappinger. (Day & Stokosa)

25-3520 – Village Pancake Factory – Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing the following changes to the building: siding, exterior lights, building and front road sign, clean up existing landscaping on 2.7 acres in an HB Zoning District. The property is located at **1099 Route 9** and is identified as **Tax Grid No.: 6156-02-690971** in the Town of Wappinger. (Double R. Capital, Inc.)

CONCEPTUAL REVIEW:

25-3524 – Performance Auto – Amended Site Plan: To discuss a Conceptual Review application. The applicant is proposing to reconfigure the internal parking area to utilize the elevated asphalt area for auto display on 1.01 acres in an HB Zoning District. The property is located at **1401 Route 9** and is identified as **Tax Grid No.: 6157-02-598726** in the Town of Wappinger. (Day & Stokosa)