



411 Theodore Fremd Ave, Suite 206 South  
Rye, NY 10580  
T: 914.967.6540  
www.hardestyhanover.com

## **MEMORANDUM**

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

Date: October 17, 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 (8 page) general titled Proposed Site Plan for Casa Amigos 2 Restaurant dated 6/12/25 last revised 9/12/25.

## **REVIEW COMMENTS**

1. Lighting. The lighting plan provided shows minor instances of excess lighting levels in certain hotspots ranging from 5 to 6 footcandles. The lighting plan as proposed would require a waiver from the Planning Board per Section 240-23.

2. Parking Table. 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. The Applicant is requesting a parking waiver from the Planning Board for the additional parking spaces. It should be noted that this waiver request does not require additional paved area beyond the existing paved parking area.
3. Site Circulation. The Applicant should revise the garbage truck turning template to show a full movement through the site and to the proposed refuse enclosure. The Applicant should also correct the truck icon as it appears to flip orientation in movement.
4. Landscaping.
  - a. The planting schedule should include the scientific species of the proposed plantings and avoid using general common names like “oak tree” or “maple tree” and instead specify which species of tree is proposed.
  - b. The planting schedule should be revised to propose only native species of plants in accordance with Section 240-96.C.
5. 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.