

## **AGENDA – UPDATED as of December 1, 2025**

**Town of Wappinger Planning Board**  
**Meeting Date: December 1, 2025**  
**Time: 7:00 PM**  
**Workshop: 6:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappingers Falls, NY**

**Pledge of Allegiance**

**Roll Call**

**Acceptance of the Minutes from November 17, 2025**

### **DISCUSSION:**

**25-5239: O'Donnell (Myers Corners Road) Subdivision** – To vote on a Subdivision application. The applicant is proposing to subdivide one parcel into two parcels on 1.10 acres in an R-20 Zoning District. The property is located on **Myers Corners Road** and is identified as **Tax Grid No.: 6157-02-874953** in the Town of Wappinger. (Day & Stokosa) (Public Hearing: opened & closed November 17, 2025)

**25-5240 – Liand Ventures, LLC Subdivision**: To discuss a Subdivision application. The applicant is proposing to subdivide one (1) parcel into two (2) lots. Lot 1 currently has an existing home and Lot 2 will consist of a future single-family dwelling on a combined 1.6 acres. The property is located at **7 Sky Top Drive** and is identified as **Tax Grid No.: 6056-01-295850** 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.)

**25-3528 –Tassone Court addition of Commercial Use – Amended Site Plan**: To discuss an Amended Site Plan application. The applicant is proposing to amend their site plan to include personal service use on 2.57 acres in an HB Zoning District. The property is located at **3-17 Route 9** and is identified as **Tax Grid No.: 6156-02-777882** in the Town of Wappinger. (Burns) (Previously approved: April 3, 2023)

**DISCUSSION CONTINUES:**

**25-3526 – 10 Stage Door Road – Amended Site Plan:** To discuss an Amended Site Plan application. The applicant is proposing to consolidate their current 17,500 sf. Office, warehouse/storage space and 2,000 sf. Of office, warehouse/storage currently designed to Giggles on 2.00 acres in an HB Zoning District. The applicant is also proposing to add additional windows, replace the existing sign box and fill in front of the 2 middle-loading doors to provide at-age access. The property is located at **10 Stage Door Road** and is identified as **Tax Grid No.: 6156-02-826836** in the Town of Wappinger. (Povall)

**MISCELLANEOUS:**

Hughsonville Fire District – Coordinated Review for Firehouse Replacement  
Casa Amigos Restaurant  
O'Donnell (Wheeler Hill Road) Lot Line Re-alignment

**EXTENSION:**

**22-5220 Licari Subdivision:** Seeking a 90-days extension on a Subdivision application. The applicant is proposing to subdivide into two (2) separate parcels. One (1) parcel for the existing single-family home and the two (2) apartments. The restaurant will be demolished and a single-family home will be built on 1.64 acres in an R-20/40 Zoning District. The applicant has obtained approval from DCBOH for water supply and sewage disposal. The applicant has a demolition permit to demolish the abandoned restaurant. Currently the applicant is awaiting signoffs from the Town. If granted, this extension would retroactively begin November 14, 2025 through February 13, 2026. The properties are located at **39-41 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger. (Lawrence) (Variance: October 25, 2022) (Public Hearing opened and closed: November 6, 2023) (Approved: November 20, 2023)