

AGENDA – UPDATED as of December 19, 2025

Town of Wappinger Planning Board
Meeting Date: January 5, 2026
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 December 1, 2025

ADJOURNED PUBLIC HEARING:

25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment – The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on a Lot Line Re-alignment application. The applicant is proposing to re-align between two parcels to allow for a potential building lot to construct on in an R-80 Zoning District. The parcels are identified as follows:

Tax Grid No.: 6057-04-563439 (10.20 acres) 660 Wheeler Hill Road; and
Tax Grid No.: 6057-04-579467 (3.30 acres) Wheeler Hill Road in the Town of Wappinger. (Day and Stokosa) (Public Hearing: opened & adjourned to January 5, 2026)

PUBLIC HEARING:

25-5240 – Liand Ventures, LLC Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on 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)

25-3528 –Tassone Court addition of Commercial Use – Amended Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on 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)

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DISCUSSION:

25-3520 – Village Pancake Factory – Amended Site Plan: To vote on 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.) (Public Hearing waived: December 1, 2025) (Signage height/size waived: December 1, 2025) (5.1 foot candle lighting waived: December 1, 2025)

25-3527 – Adult Medical Day Care: To discuss an amended Site Plan application. The applicant is proposing to convert an existing 11,090 square foot building into an adult medical day care and retail/professional office space in an HD Zoning District. The property is located at **1676 Route 9** on 1.68 acres and is identified as **Tax Grid No.: 6158-04-530446** in the Town of Wappinger. (Brodie)

25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner): To discuss an amended Site Plan Application. The applicant is proposing a small addition to be constructed to the formerly Odyssey Diner in an HB Zoning District on 1.29 acres. The property is located at **1515 Route 9** and is identified as **Tax Grid No.: 6158-04-572057** in the Town of Wappinger. (Econom)

25-3530 – Hughsonville Firehouse Replacement: To discuss SEQRA / Lead Agency review for the Hughsonville Fire District proposed new firehouse project in an R-20 Zoning District. The property is located at **88 Old Hopewell Road** on 3.6 acres and is identified as **Tax Grid No.: 6157-01-075577** in the Town of Wappinger. (Sendlewski Architects)

CONCEPTUAL REVIEW:

25-3529 – Café Lusso Amended Site Plan: To discuss a Conceptual Review application. The applicant is proposing a luxurious-style café in the formerly Lash & Bronze Salon in an HO Zoning District on .33 acres. The property is located at **1622 Route 9** and is identified as **Tax Grid No.: 6158-04-535308** in the Town of Wappinger. (Elzogheir)

MISCELLANEOUS:

Lawsuit / Downey Propane, LLC and Northeast 40, LLC