

TOWN OF WAPPINGER

PLANNING BOARD

**Conceptual Review Only**

**No Escrow Fees Taken**

PROJECT NAME: Café Lusso  
MEETING DATE: January 5, 2026  
ACCOUNT NUMBER: 25-3529  
DATE PREPARED: December 17, 2025

SITE PLAN     SPECIAL USE PERMIT     SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- 1   TOWN FILE
- 7   TOWN OF WAPPINGER PLANNING BOARD
- 1   PLANNING BOARD ENGINEER
- 1   PLANNER TO THE TOWN
- 1   PLANNING BOARD ATTORNEY
- HIGHWAY SUPERINTENDENT
- FIRE PREVENTION BUREAU
- RECREATION
- TOWN OF WAPPINGER TOWN BOARD
- DUTCHESS COUNTY DEPT. OF PLANNING
- NEW YORK STATE DEPT. OF TRANSPORTATION
- DUTCHESS COUNTY DEPT. OF HEALTH
- DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL PLANNING BOARD
- TOWN OF EAST FISHKILL PLANNING BOARD
- TOWN OF LAGRANGE PLANNING BOARD
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1   ZONING ADMINISTRATOR-BARBARA ROBERTI

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*



## Proposed Café Narrative

We are proposing to open a luxurious-style café that stands out from typical cafés in the area. The café will specialize in freshly ground espresso-style coffee, along with other drinks, refreshments, seasonal beverages, and seasonal desserts.

We will have seating for about 20 to 30 guests, with a self-service model where customers order at the counter and pick up their items once ready.

In terms of design, we will not make major changes to the building's exterior, just some minor enhancements. The signage will remain the same size, updated with the café's name. For landscaping, we'll simply tidy up the outdoor area and parking lot.

The café will operate seven days a week, from 7 a.m. to 10 p.m.

We look forward to discussing these plans in detail and sharing our vision with the board.



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3529  
Date Received: 12-16-25  
Fee Received: \$250.00

**APPLICATION FOR A CONCEPTUAL**

TITLE OF PROJECT: Cafe Lusso

NAME & ADDRESS OF APPLICANT (Corporation or Individual):  
1622 Route 9 Wappingers Falls NY 12590  
Street Town State Zip  
Anan Elzohair 914-262-9839  
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):  
1597 Rt 9 Wappingers Falls NY 12590  
Street Town State Zip  
Anan Elzohair 914-262-9839  
Contact Person Phone Number Fax Number

Grid No. 6158-04-535308

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Tanning salon

Proposed Use: Cafe, coffee shop

Location of Property: 1622 Route 9

Zoning District: H0 Acreage: .33

Anticipated No. of Employees: 4

Existing No. of Parking Spaces: 20 Proposed No. of Parking Spaces: 20

Anan Elzohair  
Type Name (Corporation, LLC, Individual, etc.)

11-27-25  
Date  
914-262-9839  
Owner's Telephone No.

[Signature]  
Owner or representative's signature  
Anan Elzohair member  
Type Name and Title \*\*\*  
1597, Route 9, Wappingers Falls  
Owner's Address  
NY 12590

\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 25-3529 Date: 11.27.25  
Grid No.: 6158-04-535308 Zoning District: H0

Location of Project:  
1622 Route 9

Name of Applicant: Anan Elzoghair  
Print name and phone number

Description of Project: coffee shop

I, Anan Elzoghair, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

11.27.25  
Date

[Signature]  
Owner's Signature

914-262-9839  
Owner's Telephone Number

Anan Elzoghair member  
Print Name and Title \*\*\*

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

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