

AGENDA – UPDATED as of January 14, 2026

SCAM EMAIL ALERT!!

There has been a recent increase in scam emails impersonating Town employees and officials requesting payment for placement on agendas via wire transfer or ACH. If you receive an email with an invoice requesting such a payment or have any questions regarding an invoice you may receive, please contact the Town of Wappinger directly.

The Town of Wappinger will NEVER request payment via wire transfer or ACH

Town of Wappinger Planning Board
Meeting Date: January 21, 2026
Time: 7:00 PM
Workshop: 6:00pm

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from December 1, 2025 and January 5, 2026

PUBLIC HEARING:

25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner): The Town of Wappinger will conduct a Public Hearing on 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) (Parking / Lighting waived: October 20, 2025)

DISCUSSION:

25-3526 – 10 Stage Door Road – Amended Site Plan: To vote on 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) (Public Hearing waived: December 1, 2025) (Reaffirm parking waiver: December 1, 2025)

DISCUSSION CONTINUES:

25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment – To vote 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 closed: January 5, 2026)

25-3528 –Tassone Court addition of Commercial Use – Amended Site Plan: To vote 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) (Public Hearing opened and closed: January 5, 2026)

25-3507 – Citgo Amended Site Plan: To vote on an amended Site Plan application. The applicant is proposing to remove and relocate existing gas pumps and add one extra pump and canopy on 0.68 acres in an HB Zoning District. The property is located at **1336 Route 9** and is identified as **Tax Grid No.: 6157-02-614569** in the Town of Wappinger. (Kirmani) (Public Hearing opened & closed: November 3, 2025)

25-3531 – 7 Brew Coffee – Amended Site Plan: To discuss an amended Site Plan application. The applicant is proposing the installation / construction of a 510 sf. prefabricated building, 338 sf. cooler / storage, canopies for a coffee stand and drive thru only in an SC Zoning District on 0.74 acres. The property is located at **1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Brew Team NY, LLC)

DISCUSSION CONTINUES:

25-3532 – (Site Plan) and 25-4123 (Special Use Permit) Subaru (Building Expansion) Amended Site Plan: To discuss an amended Site Plan and Special Use Permit application. The applicant is proposing to construct 1,360 sf and 15,886 sf addition for motor vehicle service and parts storage in an HB Zoning District on 6.31 acres. The applicant previously received site plan and special use permit approval for the project on May 6, 2021. The property is located at **1162 Route 9** and is identified as **Tax Grid No.: 6157-04-659168** in the Town of Wappinger. (LaBella)

CONCEPTUAL REVIEW:

26-3533 – Sun Up Properties, LLC addition of Commercial Use – amended Site Plan: To discuss a Conceptual Review application. The application is proposing to amend their site plan to add automotive repair for another business in a GB Zoning District on .90 acres. The applicant previously received site plan approval on October 5, 1995 to operate automotive repair for himself. The property is located at **1607 Route 376** and is identified as **Tax Grid No.: 6259-04-501278** in the Town of Wappinger. (Buchner)

EXTENSION:

18-3390 Riverview Land Company, LLC (Amended Site Plan): Seeking their fifth one year extension on an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The applicant is requesting this extension due to the high interest rate and government-imposed tariffs and are struggling to move forward with the pole barns. They are consulting with Day & Stokosa Engineering to determine when they might be able to consider construction of the proposed shed. If granted, this extension would begin March 14, 2026 through March 13, 2027. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day & Stokosa) (Resolution approved on March 18, 2019)