

AGENDA – UPDATED as of April 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

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Town of Wappinger Planning Board
Meeting Date: April 20, 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 March 16, 2026 Meeting

PUBLIC HEARING:

25-3531 – 7 Brew Coffee – Amended Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Variance granted: March 10, 2026)

DISCUSSION:

25-3524 (Site Plan) and 26-4124 (Special Use Permit) – Performance Auto – Amended Site Plan & Special Use Permit: To discuss an amended Site Plan and Special Use Permit application. The applicant is proposing to reconfigure the internal parking area to utilize the elevated asphalt area for auto display on 1.01 acres in an HB Zoning District. The property is located at **1401 Route 9** and is identified as **Tax Grid No.: 6157-02-598726** in the Town of Wappinger. (Day & Stokosa)

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)

**Mid-Hudson Development Corp, and Mid-Hudson Holdings, LLC – Article 78
-against-
The Town of Wappinger, the Town of Wappinger Town Board,
And the Town of Wappinger Planning Board – Stipulation of Settlement**

1336 Route 9 LLC (CITGO) Article 78

ARCHITECTURAL REVIEW:

26-3536 – Skin By Eve: To discuss an Architectural Review application. The applicant is proposing to install an LED sign above the main entrance in an HB Zoning District on 1.76 acres. The property is located at **735 Sgt. Palmateer Way** and is identify as **Tax Grid No.: 6157-02-543900** in the Town of Wappinger. (Almazawy)

26-3539 – Durants Event Rentals: To discuss an Architectural Review application. The applicant is proposing to install five (5) overhead doors to facilitate the loading and unloading of event rental items in an HB Zoning District on a combined 4.00 acres. This will allow the applicant to pursue occupancy of the building under its currently permitted retail/showroom and storage/warehouse uses. The property is located at **1 Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 and 6156-02-794847** in the Town of Wappinger. (Povall)

CONCEPTUAL REVIEW:

26-3537 – Goodwill Storage Area Walls: To discuss a Conceptual Review application. The applicant is proposing to replace a fence with a metal stud wall with vinyl siding in an SC Zoning District on 12.98 acres. The property is located at **1488 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Rodi)

26-3538 – Durants Event Rentals: To discuss a Conceptual Review application. The applicant is proposing to consolidate two of its locations into the existing 30,000 sf vacant building at 1 Stage Door Road in an HB Zoning District on a combined 4.00 acres. The property is located at **1 Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 and 6156-02-794847** in the Town of Wappinger. (Povall)