

AGENDA – UPDATED as of July 17, 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: July 20, 2026
Time: 7:00 PM
Workshop: **6:30 PM**

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the minutes from June 15, 2026.

DISCUSSION:

25-3531 – 7 Brew Coffee – Amended Site Plan: To vote 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) (April 20, 2026: Public Hearing opened & closed) (Waiver to allow 10-foot candles under canopy) (Waiver for LED accent lighting with shielding) (Waiver to allow for two (2) signage)

26-5245 – Obercreek Subdivision of Lot 855674: To vote on a Subdivision application. The applicant is proposing to subdivide the existing 19.71 acres into two lots, separated by Wheeler Hill Road so that new lot one comprises of 14.22 acres and new lot two comprises of 5.49 acres in an R-40/80 and R-80 Zoning District. The property is located on **New Hamburg Road** and is identified as **Tax Grid No.: 6057-02-855674** in the Town of Wappinger. (LaBella) (Public Hearing opened & closed: June 15, 2026) (Negative Declaration approved: June 15, 2026)

26-5244 – Obercreek Lot Line Re-alignment of Lot 920813: To vote on a Lot Line Re-alignment application. The applicant is proposing a lot line re-alignment of two lots by shifting approximately 0.97 acre from Lot 914890 to Lot 920813 in an R-80 Zoning District. The property is located at **89 New Hamburg Road** and identified as follows: **Tax Grid No.: 6057-02-920813 (28.52 acres) and Tax Grid No.: 6057-02-914890 (5.50 acres)** in the Town of Wappinger. (LaBella) (June 1, 2026: Public Hearing waived)

DISCUSSION CONTINUES:

25-3518 (Site Plan) and 25-4121 (Special Use Permit) – Hudson Valley Volkswagen Amended Site Plan: To discuss an Amended Site Plan and Special Use Permit application. The applicant is proposing the construction of a 3,401 sf. service build out, a 520 sf showroom build out, 1,328 sf service drive in an HB Zoning District on 4.57 acres. The property is located at **1148 Route 9** and is identified as **Tax Grid No.: 6157-04-690127** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: September 25, 2025)