

AGENDA – UPDATED as of August 6, 2026

Town of Wappinger Planning Board
Meeting Date: August 17, 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 July 20, 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)

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)

25-3524 (Site Plan) and 26-4124 (Special Use Permit) – Performance Auto – Amended Site Plan & Special Use Permit: To discuss an amended site plan 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)

26-3542 – E&C Espicoz Properties, LLC: To discuss an amended Site Plan application. The applicant is proposing to add a plumbing business to his existing cleaning & maintenance business on 2.394 acres in an R-20 Zoning District. The property is located at **20 Mac Farlane Road** and is identified as **Tax Grid No.: 6157-04-720271** in the Town of Wappinger. (Bady & Watson)

23-5224 – Conservation Corners Subdivision (formerly known as) Joey Estates:

To discuss a conservation subdivision application. The applicant is proposing the construction of 39 single-family homes on 139 acres in an R-40/80 Zoning District. The property is located at **Cedar Hill Road and Smithtown Road** and is identified as **Tax Grid No.: 6257-03-247036** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: April 23, 2025)

ARCHITECTURAL REVIEW:

26-3544 – Durants Equipment Rentals Sign: To discuss an Architectural Review application. The applicant is proposing to replace the existing storefront building sign and the existing freestanding monument (doghouse) sign on 4.25 acres in a GB Zoning District. The property is located at **274 New Hackensack Road** and is identified as **Tax Grid No.: 6259-03-386151** in the Town of Wappinger. (Lois)

26-3545 – Mr. Waverly Properties, Inc. Exterior & Interior Upgrade: To discuss an Architectural Review application. The applicant is proposing to install new windows, siding, roof to small breezeway and walkway on 0.98 acres in an HB Zoning District. The property is located at **1234 Route 9** and is identified as **Tax Grid No.: 6157-04-617311** in the Town of Wappinger. (Waverly Properties, Inc.)

MISCELLANEOUS:

25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner): To discuss modification of the resolution 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) (Public Hearing opened & closed) (Approved: January 21, 2026)

25-5238: O'Donnell (Wheeler Hill Road) Lot Line Re-alignment – To discuss the conditions of the approved resolution 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)

EXTENSION:

25-5240 – Liand Ventures, LLC Subdivision: Seeking two 90-day extensions on a Subdivision application. The applicant is requesting this extension to allow time to finalize DCHD approval. If granted, this extension will begin September 2, 2026 through March 1, 2027. 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) (January 5, 2026: Public Hearing adjourned to February 2, 2026) (February 2, 2026: Public Hearing closed) (March 2, 2026: Approved)