

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only
No Escrow Fees Taken

PROJECT NAME: Old State Road (561-563) Warehouse

MEETING DATE: October 2, 2023

ACCOUNT NUMBER: 23-3487

DATE PREPARED: September 13, 2023

☒ 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 ENGINEER TO THE TOWN
1 PLANNER TO THE TOWN
1 ATTORNEY TO THE TOWN
 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*****

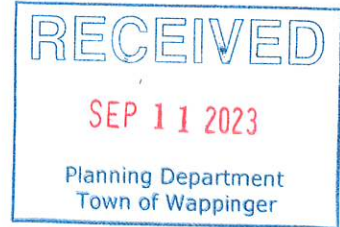
DAY | STOKOSA

ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

September 11, 2023

Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590



Re: 561-563 Old State Rd
135689-6157-02-580777
Conceptual Amended Site Plan
Town of Wappinger

Dear Planning Board Chair and members:

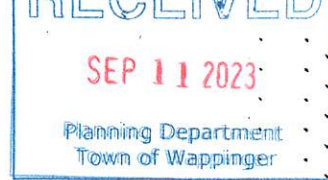
The applicant is proposing to construct a 115' L x 50' W prefab metal building totaling 5,750 S.F. for warehousing with overhead doors. Parking has been provided in front of the proposed building. The existing retail and residential buildings will remain with a new parking area constructed to support the use. Central water and sewer will be utilized for the proposed site. This submission is being made for the October 2, 2023, Planning Board agenda.

As always, should you have any questions, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink that reads "Brian J. Stokosa, PE".

Brian J. Stokosa, PE



TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-3487

Date Received: 9-12-23

Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: 561-563 OLD STATE RD E

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

203 ROUTE 82 FISHKILL NY 12524
Street Town State Zip

GABE VEGA 914-424-1519
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

680 OLD ROUTE 9N E WAPPINGERS FALLS NY 12590
Street Town State Zip

EUGENE LOIS
Contact Person Phone Number Fax Number

Grid No. 135689-6157-02-580777

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

Existing Use: EXISTING OFFICE, RETAIL AND RESIDENTIAL

Proposed Use: RETAIL, WAREHOUSE, RESIDENTIAL

Location of Property: 561-563 OLD STATE ROAD E

Zoning District: HB Acreage: 1.778

Anticipated No. of Employees: TBD

Existing No. of Parking Spaces: 17 Proposed No. of Parking Spaces: 31

GABE VEGA

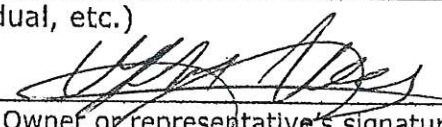
Type Name (Corporation, LLC, Individual, etc.)

9/11/23

Date

914-424-1519

Owner's Telephone No.


Owner or representative's signature

INDIVIDUAL APPLICANT

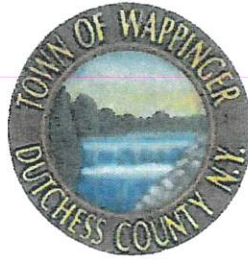
Type Name and Title ***

SAME AS ABOVE

Owner's Address

***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: 23-3487

Date: 9-6-23

Grid No.: 135689-6157-02-580777

Zoning District: HB

Location of Project:

561-563 OLD STATE RD. E, TOWN OF WAPPINGER

Name of Applicant:

GABE VEGA 914-424-1519

Print name and phone number

Description of

Project: THE APPLICANT IS PROPOSING AN AMENDED SITE PLAN TO
INCLUDE A 115' X 50' BUILDING IN THE LOCATION OF THE EXISTING PARKING
LOT. THE EXISTING BUILDINGS WILL REMAIN AND A NEW PARKING LOT
IS PROPOSED ON THE NORTH END OF THE SITE.

I EUGENE LOIS, 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.

Date

11 Sept 23

Owner's Signature

Eugene Lois

Owner's Telephone Number

914-474-7404

Print Name and Title ***

EUGENE LOIS MGR

*** 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.