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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	2/28/2024
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Sikh Temple Amended Site Plan
<i>cc:</i>	Kyle Barnett, Barbara Roberti and Bea Ogunti		
<i>Subject:</i>	All Angels Hill Road & Old Hopewell Road Amended Site Plan & Wetlands Permit Tax Lot 6257-04-919433		

As requested, we reviewed the application made by Mid-Hudson Sikh Cultural Society, Inc., (the “Applicant”) for Amended Site Plan and Wetlands Disturbance Permit Approval.

The Property

The property is approximately 17 acres in size and located on the northwest corner of All Angels Hill Road and Old Hopewell Road. It is designated as tax lot 6257-04-919433 on the Town of Wappinger tax maps and is within the R-40 zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to build a 13,500-square foot Temple, as well as an associated parking area and a variety of other improvements (the “Project” or “Proposed Action”). A previous Application for the Site was approved by the Planning Board in 2018.

Submission

The Applicant has submitted an Application for Site Plan Approval dated 2/5/24; a Full Environmental Assessment Form (FEAF) dated 2/5/24; and a plan set (20 sheets) generally entitled “Proposed New Sikh Temple Wappingers Gurdwara,” prepared by Alfred A. Cappelli, Jr. AIA and TW Engineering, dated 1/26/24.

REVIEW COMMENTS

1. Wetland Disturbance Permit.
 - a. A portion of the proposed building will be located within the 100-ft wetlands buffer. A wetlands disturbance permit will be required. The previously approved wetlands

report and associated information should be submitted as part of the record for this application.

- b. We recommend that the parking area proposed on the eastern side of the building be reconfigured to eliminate encroachment into the wetland buffer.

2. SEQRA.

- a. The previous application was determined by the Planning Board, acting as Lead Agency to be a Type I Action. However, the reduction in the proposed floor area results in the Action now being considered an Unlisted Action under SEQRA. The Proposed Action is located next to a structure that is eligible for the National Register of Historic Places. However, because the building footprint is under 25,000 gross square feet, the Proposed Action would not fit the criteria of a Type I Action. The Planning Board should determine if they would like to pursue a coordinated or uncoordinated review, and if they choose to pursue a coordinated review, the Planning Board should discuss if they intend to serve as Lead Agency.
- b. The EAF should be revised to note that a Wetland Disturbance Permit is required from the Planning Board.