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MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: February 27, 2025

Subject: **Iglesia Cristiana El Sembrador Addition – Amended Site Plan**
Tax Lots 6157-01-083615

As requested, we reviewed the application made by Eddy De La Hoz, (the “Applicant”) for Amended Site Plan.

The Property

The subject property is known as Tax Lot 6157-01-083615 on the Town of Wappinger Tax Assessment Maps and is located at 2368 Route 9d. The subject property is 1.3 acres in size and is located in the Hamlet Mixed Use (HM) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing an addition of 3,637 sf. to an existing 5,638 sf. house of worship (the “Project” or “Proposed Action”). The addition is proposed to include additional bathrooms, office space, storage space, and multipurpose rooms for classes and other activities. The additions are meant to accommodate and serve the existing congregation and there is no proposed expansion to the existing area of worship.

Submission

The Applicant has submitted an Application for Site Plan Approval dated 8/27/24; a Short Environmental assessment Form dated 8/27/24; a narrative dated 3/11/24 prepared by Pastor Eddy De La Hoz; and a set of plans (35 pages) general titled Iglesia Cristiana “El Sembrador” dated 11/17/2023.

REVIEW COMMENTS

1. Zoning. The proposed use is a Place of Worship, and it is proposed for the Hamlet Mixed Use (HM) zoning district.
 - a. The Bulk Table should be expanded to include missing elements detailed in Section 240 Attachment 4. In particular, maximum floor area ratio, side yard and rear yard setbacks, and impervious surface.

2. Lighting. The issue of lighting was raised at the last Planning Board meeting. There had been unapproved lights added to the building. The narrative states that the existing unapproved lighting will be removed or that permits will be acquired for them. The site plan process is how lighting changes are approved. There is currently no existing or proposed lighting included in the submission.
3. SEQRA. The Proposed Action is a Type 2 Action regarding SEQRA and requires no addition SEQRA analysis.