

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: 33 Middlebush Road – Amended Site Plan

MEETING DATE: April 21, 2025

ACCOUNT NUMBER: 25-3513

DATE PREPARED: April 14, 2025

☒ **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*****

TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3513

Date Received: 4-14-25

Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: 33 Middlebush Road Site Plan

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

33 Middlebush, LLC 47 Union School Road Montgomery NY 12549

Street	Town	State	Zip
Frances Parisi	914-403-6108		
Contact Person	Phone Number	Fax Number	

NAME & ADDRESS OF OWNER (Corporation or Individual):

same

Street	Town	State	Zip
Contact Person	Phone Number	Fax Number	

Grid No. 135689-6157-01-414840

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

Existing Use: under construction - 6,890 sf +/- previously approved for contractor storage incl./ office space

Proposed Use: 6,890 sf +/- vehicle, boat & RV storage in addition to currently approved contractor storage

Location of Property: 33 Middlebush Road

Zoning District: R20/40

Acreage: 1.77 AC

Anticipated No. of Employees: na

Existing No. of Parking Spaces: 18 **Proposed No. of Parking Spaces:** 18

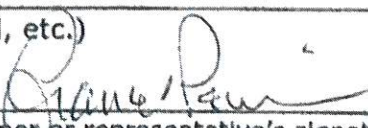
33 Middlebush, LLC

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

4/9/2025

Date
914-403-6108

Owner's Telephone No.


Owner or representative's signature
Frances Parisi - President

Type Name and Title ***
47 Union School Road Montgomery NY 12549
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 845-297-0570

Owner Consent Form

Project No 25-3513

Date: 4/9/2025

Grid No.: 135689-6157-01-414840

Zoning District: R20/40

Location of Project:

33 Middlebush Road

Name of Applicant:

33 Middlebush, LLC c/o Frances Parisi 914-403-6108 (Troy Wojciekofsky, PE representing)

Print name and phone number

Description of

Project: Amend proposed use of site to include vehicle, boat and RV storage. Current approval permits contractor storage with associated office space. No outdoor storage is permitted. No changes to the site are proposed.

I, Frances Parisi, 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.

4/9/2025

Date

Frances Parisi
Owner's Signature

914-403-6108

Owner's Telephone Number

Frances Parisi - President

Print Name and Title ***

*** 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.

TW ENGINEERING, P.C.

TROY A. WOJCIEKOWSKY, P.E., LEED-AP
CONSULTING ENGINEER

P.O. Box 913
WAPPINGERS FALLS, NY 12590

845 594-1529
woj12@optonline.net

April 13, 2025

Bea Ogunti, Planning Board Secretary
20 Middlebush Rd
Wappingers Falls, NY 12590



RE: Conceptual for Site Plan
33 Middlebush, LLC
33 Middlebush Road (Tax Parcels 6157-01-396837 and 414840)
Town of Wappinger, NY

Dear Ms. Ogunti:

Attached are twelve (12) copies of an Application, Owner's Consent and Site Plan for the referenced project. This project previously received Site Plan approval and is currently under construction. This submittal is to amend the allowable uses of the site to include storage described below.

The site is currently approved for contractor storage with offices. It was anticipated that the building might be used by one or several small contracting businesses to run their business out of and/or store materials and work vehicles inside of the building, considering the layout of the building and the multiple overhead doors. The building is currently being considered for storage of a car(s), boat and trailer and a recreational vehicle by a single user. This use is less impactful compared to the currently permitted uses as there will be virtually no traffic or deliveries. The site will still maintain no outdoor storage.

In summary, the Applicant requests that you consider the following:

1. The current use variance for contractor storage/office remains in place.
2. The additional use of personal storage of cars, boats and RV's.
3. The additional use of commercial storage of cars, boats and RV's so that an owner is permitted to collect rent from tenants for the storage of these items.

Please place this application on the next available meeting agenda for consideration.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Troy A. Wojciekowsky, P. E.; LEED-AP; ENV-SP
Engineer