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## **MEMORANDUM**

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

Date: April 17, 2025

Subject: **Kingdom Hall Amended Site Plan**  
Tax Lots 6357-01-017294

As requested, we reviewed the application made by the Hopewell Junction Congregation of Jehovah's Witnesses, (the "Applicant") for Amended Site Plan Approval.

### **The Property**

The property is known as tax lot 6357-01-017294 on the Town of Wappinger tax assessment maps and is located at 383 All Angels Hill Road. The subject property is 8.36 acres in size and is located within the R-40 Residential Zoning District (the "Subject Property" or "Site").

### **The Proposal**

The Applicant is seeking Amended Site Development Plan Approval for a collection of site improvements including revisions to the lighting and landscaping plans, reconfiguration of the parking area, renovations to the building, replacement and relocation of the monument sign, and changes to the site drainage and stormwater management (the "Project" or "Proposed Action").

### **Submission**

The Applicant has submitted an Application for Site Plan Approval dated 3/31/25; a Short Environmental Assessment Form (EAF) dated 2/5/25; a project narrative prepared by Jared Spence dated 3/3/25; and a plan (17 sheets) generally entitled "Hopewell junction Kingdom Hall" prepared by Thomas Kalimeris, last revised 26/10/24:

## **REVIEW COMMENTS**

1. Lighting. The Applicant is proposing to replace existing lighting fixtures but it is not clear from the plans what lighting fixtures are existing and proposed to remain and which are proposed to change. The Proposal would require waivers from the Planning Board regarding Section 240-23. We recommend that a separate waiver request memo be

submitted by the applicant enumerating the waivers requested with justification provided by the Applicant for each. The plans show lighting poles at 30 feet in height, lighting levels exceeding 5 foot candles, and color temperatures exceeding 3000k.

2. Landscaping. The Applicant is proposing to remove the existing landscaping along the front and sides of the building and is proposing a diverse hedge across the front of the building comprised Encore Azalea, Glossy Abelia, and Japanese Euonymus. Not all of these plants are native, but none are invasive. The Planning Board should discuss if they feel this proposed planting schedule is satisfactory or if revisions are to mitigate the loss of exiting landscaping.
3. Signage. The Application includes the replacement of the existing monument sign with a new monument sign approximately 45 square feet in size with overhead illumination. This sign would require a sign waiver from the Planning Board as it is in a residential district.
4. Parking. The Applicant should provide a parking calculation table on the plans showing the existing and proposed parking conditions and required parking by code.
5. SEQRA. The Applicant should confirm the total area of disturbance. If it is below 4000 square feet the Application would be considered a Type II action with regard to SEQRA and no further SEQRA action would be required.