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MEMORANDUM

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

Date: May 14, 2025

Subject: **Old State Road 561-563 Plan Review**
Tax Lots 6157-02-580777

As requested, we reviewed the application of Gabe Vega, (the “Applicant”) to for Amended Site Plan Approval.

The Property

The subject property is known as Tax Lots 6157-02-580777 on the Town of Wappinger Tax Assessment Maps and is located at 561-563 Old State Road. The subject property is located in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to amend site plan approvals that were granted by the Planning Board in August of 2024. Previous approvals included retaining an existing single-family two-story building and converting an existing one-story retail building into a mixed-use building with one 800 SF. single family apartment and one 450 SF office use. The site has not been developed in accordance with the August 2024 approval and the proposal seeks to approve changes that have already been made and additional changes to the site lighting, landscaping, parking area, and refuse enclosure (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Site Plan Approval dated 4/15/25; a short Environmental Assessment Form Part 1 dated 4/15/25 prepared by Gabe Vega; a narrative letter prepared by Brian Stokosa dated 5/1/25; and a site plan by Day Stokosa dated 3/28/25 last revised 4/17/25.

REVIEW COMMENTS

1. **Site Plan.** The Applicant is proposing to formalize the approval of changes made that do not comply with the approved Site Plan from August of 2024. The Site plan shows an as-built condition plan and an amended site mitigation plan. These plans are missing several essential elements. Missing from the proposed plans are a landscape schedule, a bulk table, and a parking calculations table. We recommend that the plans include the approved plans to make clear the differences between what was approved by the Planning Board in August of 2024, what was subsequently built, and what is currently being proposed. The narrative should be expanded to explain these differences.
2. **Landscaping.** It appears that a number of mature trees were removed from the site that were proposed to remain on the plans approved in August of 2024. The proposed landscaping does not include a planting schedule, but it appears that the trees proposed on the approved plans from 2024 were not installed and the only landscaping proposed now are 14 American Arborvitae and 4 Inkberry Holly. This does not appear to be appropriate mitigatory planting. The Applicant should clarify the trees that have been removed so that the Planning Board can consider appropriate mitigatory plantings.
3. **Lighting.** It is not clear if the lighting proposed in the photometric plan is existing or proposed. It should also be made clear for the purpose of comparison what lighting conditions were approved in August of 2024 and what is proposed currently. The proposed lighting plan is compliant with the Town code, but the Dutchess County Department of Planning has identified that the lighting conditions on the Site could be improved with minor changes to the placement of the proposed lights or the type of proposed lights.
4. **SEQRA.** This Action will require a reaffirmation of the SEQRA determination made by the Planning Board in August of 2024. The Applicant will need to make clear to the Planning Board the differences between the Approval of August 2024 and what is being proposed to make this determination.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Malcolm Simpson,
Planner

cc:
Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi
Michael Sheehan