

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Heavenly Hearts Pet Crematory

MEETING DATE: July 21, 2025

ACCOUNT NUMBER: 25-3522

DATE PREPARED: July 15, 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 PLANNING BOARD ENGINEER
1 PLANNER TO THE TOWN
1 PLANNING BOARD ATTORNEY
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*****

July 11, 2025

Bea Ogunti
Planning & Zoning Board of Appeals Secretary
Town Hall
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Informal Application for Special Use Permit for Pet Crematorium
Applicant: Heavenly Hearts Pet Crematory/Justin Bogdanffy
Parcel Owner: Krupa Holdings LLC
Parcel No. 135689-6259-04-690453-0000
72 Airport Drive (1-3)

Dear Ms. Ogunti:

Please consider this correspondence as the Informal Application for Special Permit pursuant to Section 240-42 of the Town of Wappinger Code. My company Heavenly Hearts Pet Crematory is currently considering leasing the space at 72 Airport Drive (1-3), in the Town's Airport Industry (AI) zoning district. This proposed use is allowed in the AI zoning district by special permit pursuant to Section 240-81.2.

It is my understanding that a pet crematorium previously existed at the same location.

The Town Code defines "Pet Crematorium" as: "[A]ny facility providing the cremation of pets to veterinarians or members of the general public, by any person for a fee, whether or not not-for-profit, and which is licensed under § 750 of Article 35-C of the General Business Law of New York State." Our proposed family-owned business meets this definition will obtain the license to operate.

The proposed public-facing part of the business will have a conference area to allow for intake meetings with clients, assistance with the bereavement process, and to display funerary items for sale (*i.e.* urns, jewelry, etc.). The rear of the unit will be a dedicated workspace to house the cremation equipment, refrigerated storage of remains, inventory, etc.

The proposed cremation equipment is a U.S. Cremation Equipment Sierra 300 cremator. The Sierra 300 is regulated by and registered with the NYSDEC and is demonstrated to meet or exceed New York State 2025 emissions standards. Per the manufacturer: "Under normal operating conditions, modern crematories operate efficiently, inconspicuously, and without smoke or odor." Accordingly, we do not expect any material off-site affects.

A copy of the unit's NYSDEC air registration is attached.

My initial review of Section 240-81.2 of the Town Code, as well as the Town's Performance Standards (Article XI), Parking requirements (Article X), and other regulatory requirements are all achievable by our planned use.

I also attached shots of the parcel and site from the Dutchess County GIS system, and a rough sketch plan of the interior space.

With this submission, I would like to be placed on the Planning Board's earliest possible agenda to discuss this project.

Should the Planning Board require anything further, or if I can provide any additional information at this time, I can be reached at 845-518-7564 and by email at jbogdanffy@gmail.com.

TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3522

Date Received: July 14, 2025

Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: Heavenly Hearts Pet Crematory

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

P.O. Box 2113 Poughkeepsie New York 12601
Street Town State Zip
Justin Bogdanffy (845)518-7564
Contact Person Phone Number Fax Number

j.bogdanffy@gmail.com

NAME & ADDRESS OF OWNER (Corporation or Individual):

P.O. Box 413 Stormville New York 12582
Street Town State Zip
John Krupa Krupa Holdings llc
Contact Person Phone Number Fax Number

Grid No. 135689-6259-04-690453-0000

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

Existing Use: warehousing

Proposed Use: Pet Crematory

Location of Property: 72 (1-3) Airport Drive

Zoning District: A1 Acreage: _____

Anticipated No. of Employees: 2

Existing No. of Parking Spaces: _____ Proposed No. of Parking Spaces: N/A

Heavenly Hearts Pet Crematory
Type Name (Corporation, LLC, Individual, etc.)

7/11/25
Date

(845)518-7564
Owner's Telephone No.

[Signature]
Owner or representative's signature

Justin Bogdanffy- President
Type Name and Title ***

P.O. Box 2113, Poughkeepsie, NY 12601
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: 845-297-0579

Owner Consent Form

Project No: 25-3522

Date: 7/11/25

Grid No.: 135689-6259-04-690453-0000

Zoning District: AI

Location of Project:

Heavenly Hearts Pet Crematory

Name of Applicant:

Justin Bogdanffy

Print name and phone number

Description of

Project: Pet crematory having a space to meet with clients as well as a workspace
for cremation equipment (see attached)

I, John Krupa, 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.

Date July 10, 2025

[Signature]
Owner's Signature

914-219-4180-(work)
Owner's Telephone Number

John Krupa, President
Print Name and Title***

914-841-6110-(cell)

*** 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.

**CERTIFICATE OF INCORPORATION
OF
HEAVENLY HEARTS PET CREMATORY INC.**
Under Section 402 of the Business Corporation Law



FIRST: The name of the corporation is:

HEAVENLY HEARTS PET CREMATORY INC.

SECOND: This corporation is formed to engage in any lawful act or activity for which a corporation may be organized under the Business Corporation Law, provided that it is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency or other body without such consent or approval first being obtained.

THIRD: The County, within this state, in which the office of the corporation is to be located, is:

ULSTER

FOURTH: The total number of shares, which the corporation shall have authority to issue, and a statement of the par value of each share or a statement that the shares are without par value are:

200 NO PAR VALUE.

FIFTH: The secretary of state is designated as agent of the corporation upon whom process against the corporation may be served. The address to which the Secretary of State shall mail a copy of any process accepted on behalf of the corporation is:

**HEAVENLY HEARTS PET CREMATORY INC.
P.O. BOX 2113
POUGHKEEPSIE, NY 12601**

Incorporator Information Required

/s/ Justin Bogdanffy
(Signature of Incorporator)

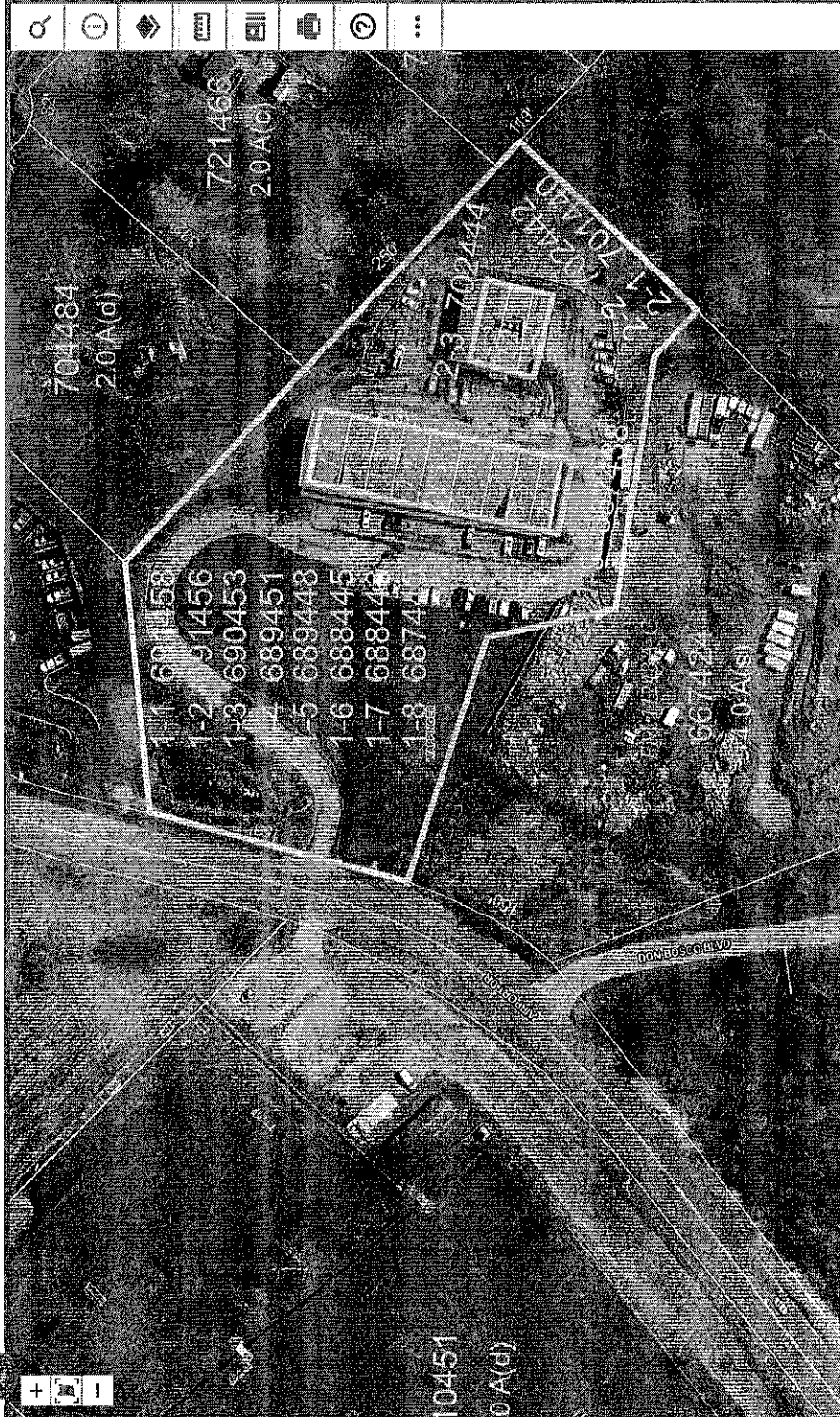
JUSTIN BOGDANFFY, 2572 SOUTH ROAD, POUGHKEEPSIE, NY 12601

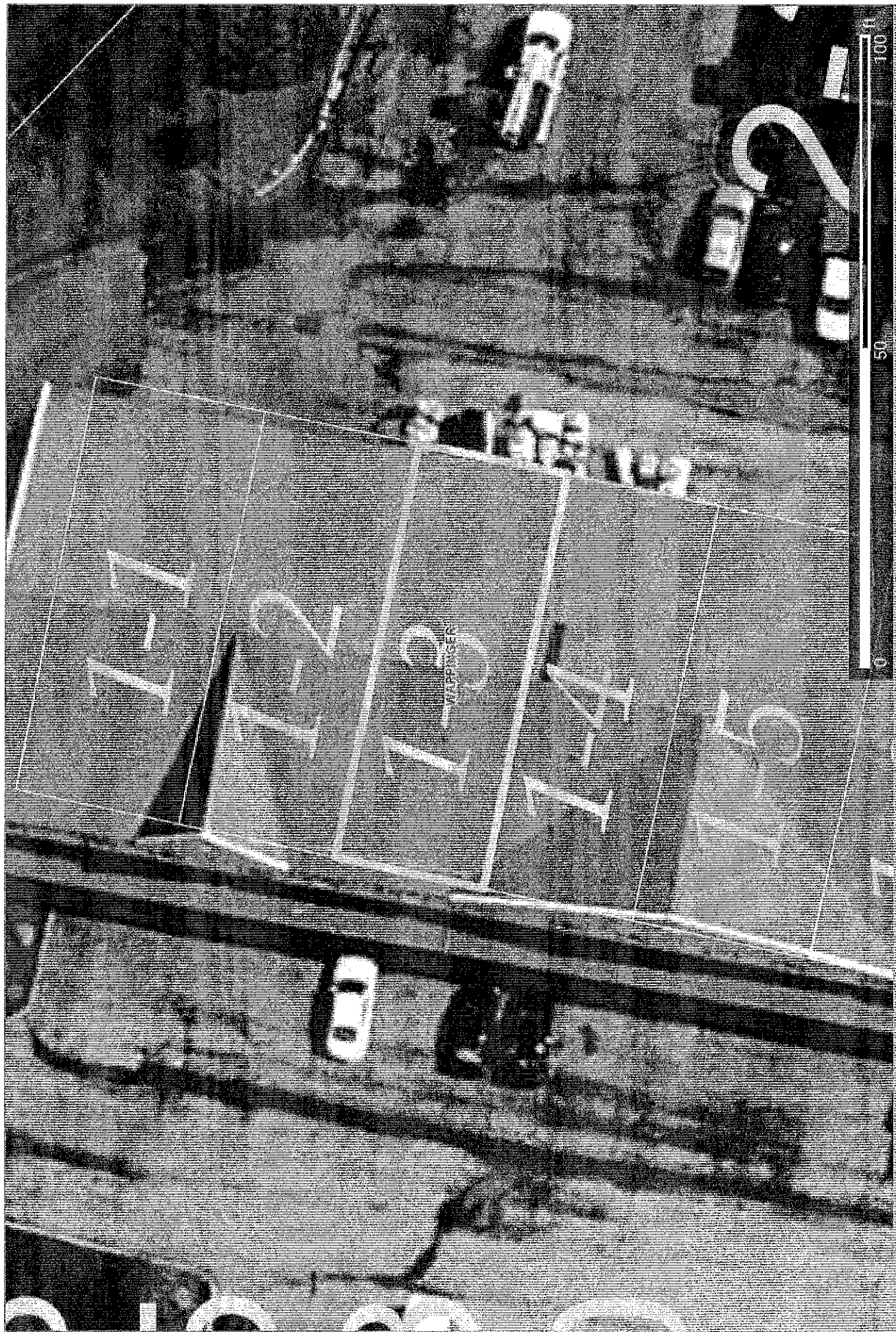
Parcel Identity

⚠ Non-Situs Parcel

For information on this parcel, please contact the municipal assessor.

🗺 View Assessor Contact List





72 Airport Dr (1-3)
Dutchess County, NY



Printed By:
ParcelAccess

1:250 Scale
7/1/2025



ParcelAccess
Dutchess County, NY

§ 240-103. Standards.

A. Sound. Sound shall be regulated by Chapter 166, Noise, of this Code. [Amended 6-24-2013 by L.L. No. 10-2013]

B. Vibration.

- (1) Method of measurement. For the purpose of measuring vibration, a three-component measuring system approved by the Town Engineer shall be employed.
- (2) Maximum permitted steady state and impact vibration displacement. No activity shall cause or create a steady state or impact vibration on any lot line with a vibration displacement by frequency bands in excess of that indicated in the following table:

Frequency (Cycles per Second)	Vibration Displacement (In Inches)	
	Steady State	Impact
Under 10	.0005	.0010
10 to 19	.0004	.0008
20 to 29	.0003	.0006
30 to 39	.0002	.0004
40 and over	.0001	.0002

C. Smoke, dust and other atmospheric pollutants.

- (1) General control. The emission of smoke and other particulate matter shall not be permitted, regardless of quantity, if it will be in any way detrimental to the public health, safety, welfare or comfort or a source of damage to property.
- (2) Method of measurement of smoke. For the purpose of grading the density of smoke, the Ringelmann Smoke Chart shall be used to determine the total smoke units emitted. A reading shall be taken every minute for an hour or if less than an hour until the total smoke units emitted exceed the number allowed by these regulations. Each reading shall be multiplied by the number of minutes during which it was observed and the product added. [Amended 9-24-2001 by L.L. No. 5-2001]
- (3) Maximum permitted emission of smoke. There shall be no measurable emission of smoke, gas or other atmospheric pollutant. The emission of one smoke unit per hour and smoke with discernible density of No. 1 on the Ringelmann Smoke Chart shall be prohibited.
- (4) Maximum permitted emission of dust.
 - (a) The emission of dust related to combustion for indirect heating from any source shall not exceed 0.30 pounds of dust per thousand pounds of flue gas adjusted to 50% excess air for combustion.

- (b) There shall be no measurable emission of dust or other particulate matter not related to combustion for indirect heating.
 - (c) All properties shall be suitably improved and maintained with appropriate landscaping and paving or other type of improvement so that there will be no measurable windblown dust or other similar types of air pollution created.
- D. Odorous matter. No land use shall be permitted which emits any discernible odor outside the building in which the use is conducted.
- E. Toxic or noxious matter. No use shall be permitted which will cause any dissemination whatsoever of toxic or noxious matter outside the building in which the use is conducted.
- F. Radiation. The handling, storage or disposal of radioactive materials or waste by-products, whether or not licensed by the Atomic Energy Commission, shall be conducted only in accordance with the standards established in Title 10, Chapter 1, Part 20, Code of Federal Regulations, Standards for Protection Against Radiation, as amended, and in accordance with any other applicable laws or regulations.
- G. Electromagnetic interference. No operation shall be permitted which produces any perceptible electromagnetic interference with normal radio or television reception in any area within or without the Town.
- H. Fire and explosive hazard. No storage or manufacture of explosives or solid materials or solid products which burn actively or which have a low ignition temperature, a high rate of burning or create great heat, under ordinary temperature conditions, shall be permitted.
- I. Heat. There shall be no emission of heat which would cause a temperature increase in excess of 1° F. along any adjoining lot line, whether such change is in the air, in the ground or in any watercourse or water body.
- J. Liquid or solid wastes. The discharge of any or all wastes shall be permitted only if in complete accordance with all standards, laws and regulations of the Dutchess County Department of Health, New York State Department of Environmental Conservation or any other regulatory agency having jurisdiction. Facilities for the storage of solid waste shall be so located and designed as to be screened from the street or from any adjoining property and so as to discourage the breeding of rodents or insects.
- K. Vehicular traffic. No nonresidential use shall be permitted where it is determined by the Town Board that the type and number of vehicle trips it is estimated to generate would be expected to produce unusual traffic hazards or congestion or cause or induce emissions which may be expected to interfere with the maintenance of air quality standards established by the United States Environmental Protection Administration, the New York State Department of Environmental Conservation or other regulatory agency having jurisdiction, due to the design or capacity of the state or highway system, the relationship of such proposed use to surrounding or nearby industrial, commercial or residential uses or other factors affecting air pollution arising from mobile source activity.

§ 240-81.2. Pet crematoriums. [Added 10-27-2008 by L.L. No. 7-2008]

- A. The pet crematorium shall possess a current and valid license issued in accordance with § 750 of Article 35-C of the General Business Law of New York State.
- B. The pet crematorium shall not provide for permanent interment or permanent inurnment of pet remains.
- C. The pet crematorium shall not include any facilities for resource recovery as defined in § 27-0701 of the New York State Environmental Conservation Law.
- D. The pet crematorium shall not include any disposal facility regulated under Title 15 of Article 27 of the New York State Environmental Conservation Law that is engaged in the incineration of medical waste.
- E. A pet crematorium shall not include any facilities which constitute rendering plants licensed pursuant to Article 5-C of the New York State Agriculture and Markets Law.
- F. The pet crematorium shall only cremate pets and shall not cremate pets which exceed 150 pounds in weight. Notwithstanding the above, the crematorium may cremate animals which have been struck and killed on roadways ("road kill").
- G. All on-site operations, including but not limited to unloading and loading, as well as all facilities and storage, including but not limited to the storage of dead animals, shall be located indoors.
- H. The pet crematorium shall comply with the provisions of Article XI, Performance Standards, of this chapter.
- I. The Planning Board may impose such conditions as it deems necessary to avoid or minimize odor, noise and other impacts, and impairment of the use, enjoyment and value of property in the area.
- J. Parking for the pet crematorium shall be provided as set forth in Article X of this chapter and as required by the Planning Board.
- K. Upon certification by the Zoning Administrator that the applicant has complied with all conditions of this chapter, the Building Inspector shall be authorized to issue a certificate of occupancy for the pet crematorium.
- L. Each pet crematorium shall be reviewed and/or inspected by the Zoning Administrator every year in order to determine whether the use possesses a current and valid license in accordance with § 750 of Article 35-C of the General Business Law of New York State, and is otherwise in compliance with this chapter. Upon the determination of such compliance, the Zoning Administrator shall issue a certificate of compliance. The certificate of compliance, once issued, shall be valid for a period of one year, provided that the use complies with the terms of this chapter. In the event that the review and/or inspection determines that the pet crematorium is no longer in compliance with this chapter, the certificate of compliance shall be revoked and the Planning Board shall then undertake a review to determine whether the special use permit shall be revoked.

M. The pet cremains shall be removed from the site on a weekly basis.



WAREHOUSE SPACES FOR LEASE

72 AIRPORT DRIVE, WAPPINGERS FALLS, NY 12590



WAREHOUSE, FLEX SPACE, DISTRIBUTION

ADDRESS: NYS Route 376
72 Airport Drive
Wappingers Falls, NY 12590

LOCATION: Interstate 84, Exit 46 - 14 Minutes
Taconic State Parkway - 12 Minutes
Mid-Hudson Bridge - 18 Minutes
Newburgh Beacon Bridge - 20 Minutes

SPACES AVAILABLE: Unit 1-3: 3,100 SF
Unit 1-4: 3,500 SF

LEASE RATE: Unit 1-3: \$3,250 Per Month, Gross
Unit 1-4: \$3,700 Per Month, Gross
Sale: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer Two spaces For Lease on 72 Airport Drive, Wappingers Falls, NY 12590. This Location is across the street (NYS Route 376, New Hackensack Road) from Dutchess County Airport, 14 Minutes from Interstate 84, Exit 46, 12 Minutes from the Taconic State Parkway, 18 Minutes from the Mid-Hudson Bridge, and 20 Minutes from the Newburgh Beacon Bridge. The spaces available are Unit 1-3 (3,100 SF) and Unit 1-4 (3,500 SF).



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



SUITES AVAILABLE FOR LEASE

72 AIRPORT DRIVE, WAPPINGERS FALLS, NY 12590

OFFICE, RETAIL, SERVICE, FLEX SPACE



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

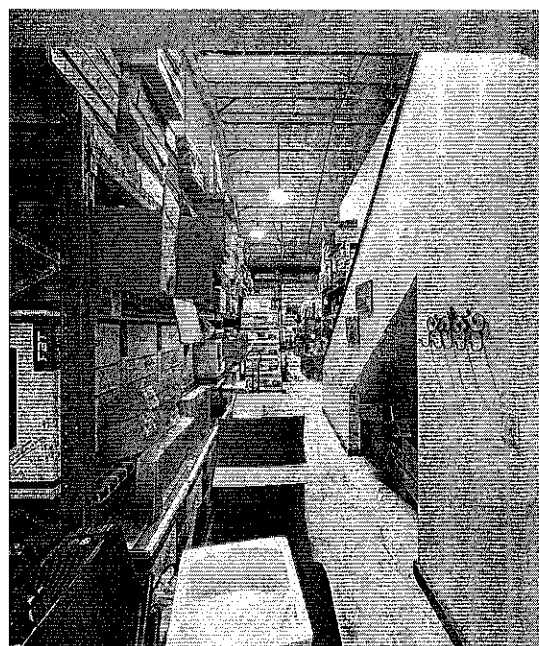
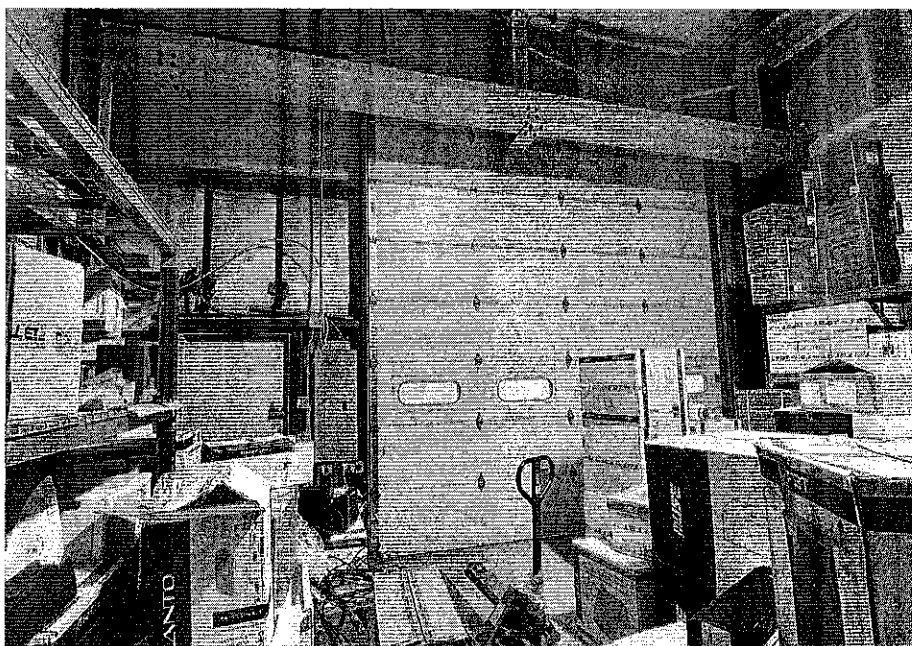
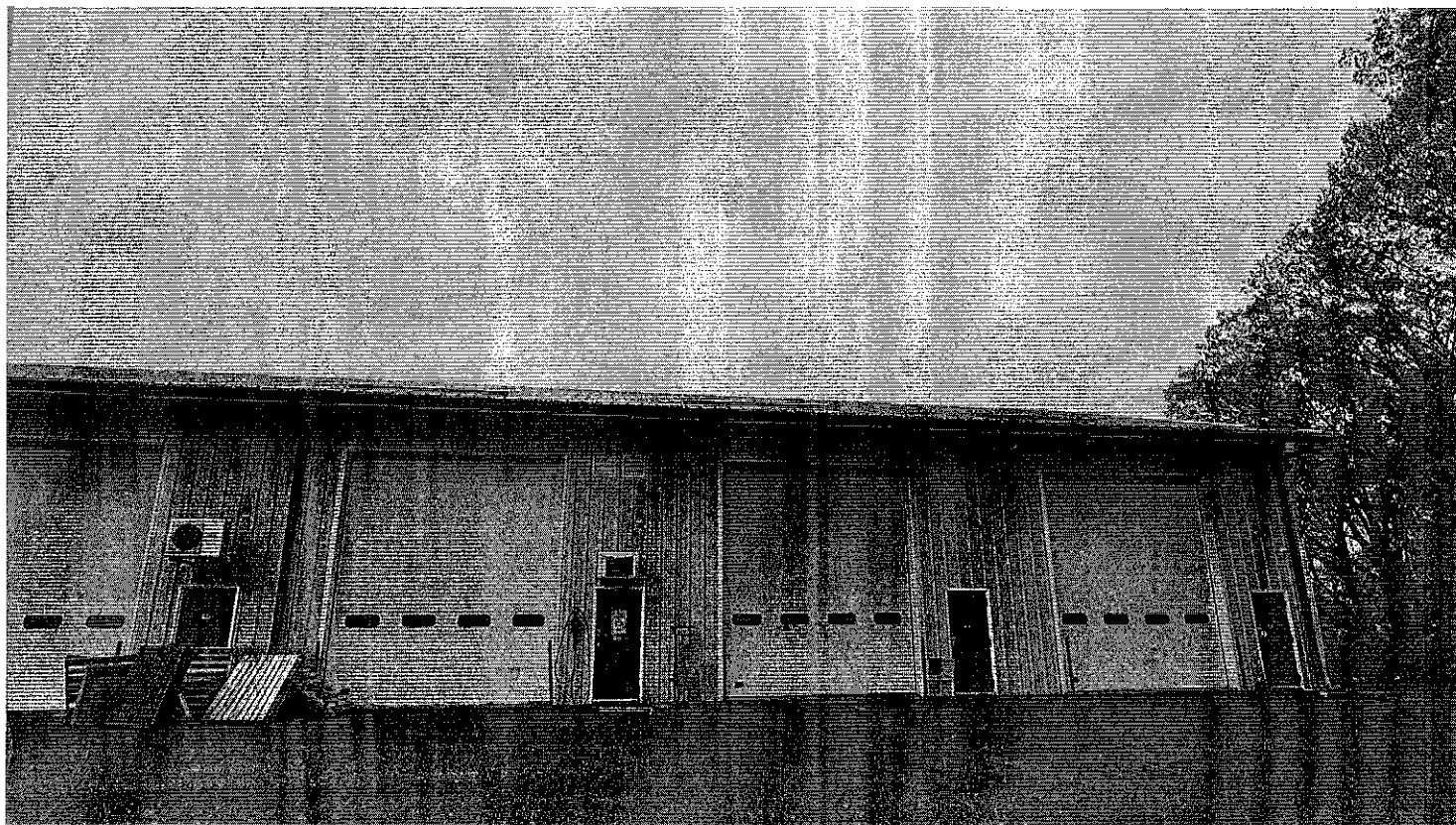
Thomas M. Cervone
845.485.3100

tom@crproperties.com



INTERSTATE 84, EXIT 46 - 14 MINUTES
TACONIC STATE PARKWAY - 12 MINUTES

DUTCHESS COUNTY AIRPORT ACROSS THE STREET, NYS ROUTE 376



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED.

For more information:

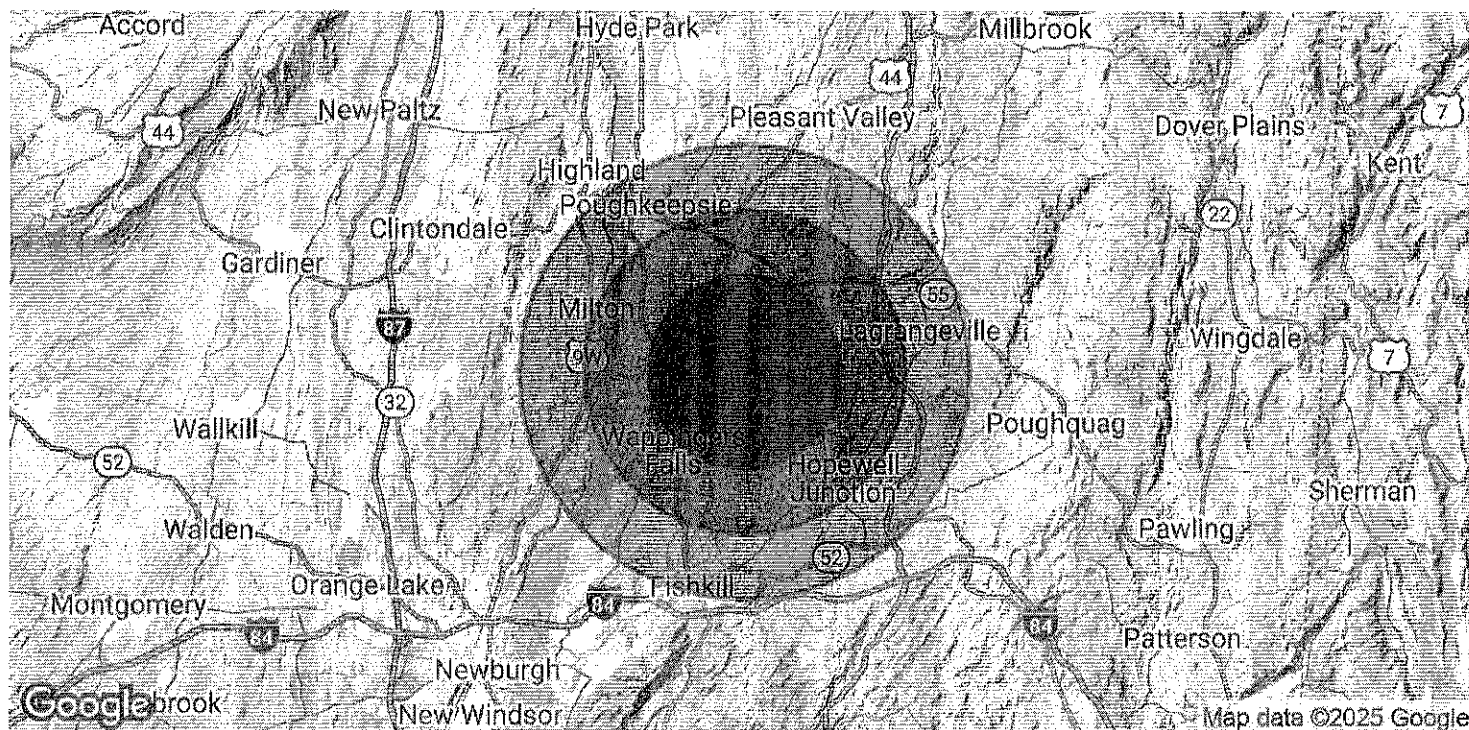
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	27,851	79,253	153,290
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	10,102	29,306	58,512
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$157,288	\$150,674	\$135,303
Average House Value	\$451,625	\$425,897	\$402,798

Demographics data derived from AlphaMap



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



Department of
Environmental
Conservation

Crematory Operator Certification

Let it be known that

Justin A Bogdanffy

Has successfully completed the crematory operator training program as prescribed by the New York State Department of Environmental Conservation in 6 NYCRR Part 219-4.
This certification is valid until the date printed below.

Expiration Date: 06/30/2027

Christopher M. Lalone, P.E.

Christopher M. Lalone, P.E.,
Director, Division of Air Resources

This certificate must be presented to a New York State representative upon request

Registration ID: 3-5132-00221/00001

Ren: 0

AIR FACILITY REGISTRATION CERTIFICATE
in accordance with 6 NYCRR Subpart 201-4

Registration Issued to: Heavenly Hearts Pet Crematory Inc
P.O. BOX 2113
Poughkeepsie, NY 12601

Contact: Justin Bogdanffy
PO Box 2113
Poughkeepsie, NY 12601
(845) 518-7564

Facility: Heavenly Hearts Pet Crematory Inc
3525 Route 9W
Highland, NY 12528

Description:

Facility is an animal crematorium operating one (1) Sierra 300 Animal Pet Crematory functioning at maximum feedrate of 75lb/hr.

There is also one (1) exempt 70,000 BTU natural gas fired boiler on site.

Total Number of Emission Points: 1

Cap By Rule: No

Authorized Activity By Standard Industrial Classification Code:

7261 - FUNERAL SERVICE AND CREMATORIES

Registration Effective Date: 04/11/2025

Registration Expiration Date: 04/10/2035

List of Regulations in Application:

6 NYCRR Part 200	General Provisions
6 NYCRR Part 201	Permits and Registrations
6 NYCRR Part 202	Emissions Verification
6 NYCRR Part 211	General Prohibitions
6 NYCRR Part 219	Incinerators

Densford Escarpeta

DENSFORD D ESCARPETA
REGION 3 AIR POLLUTION CONTROL ENGINEER
NYSDEC - REGION 3
21 S PUTT CORNERS RD
NEW PALTZ, NY 12561

This registrant is required to operate this facility in accordance with all air pollution control applicable Federal and State laws and regulations. Failure to comply with these laws and regulations is a violation of the ECL and the registrant is subject to fines and/or penalties as provided by the ECL. If ownership of this facility changes, the registrant is required to notify the Department at the address shown above using the appropriate forms and procedures within 30 days after the transfer takes place. The present registrant will continue to be responsible for all fees and penalties until the Department has been notified of any change in ownership.

Emissions Comparison

