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MEMORANDUM

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

Date: July 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 (6 sheets) generally entitled "Hopewell junction Kingdom Hall" prepared by Thomas Kalimeris, last revised 5/26/25:

REVIEW COMMENTS

1. Lighting. The Applicant is proposing a lighting plan that will require waivers from the Planning Board:

- a. The Applicant is requesting a waiver from the Section 240-23 to formalize two (2) existing utility pole mounted lights leased by the Applicant and owned by Central Hudson, the Applicant is requesting a waiver for light pole height from the Planning Board for a mounted height of 30' where 15' is the maximum permitted by Section 240-23. A waiver of 15' would be required by the Planning Board for the two (2) existing utility pole mounted lights.
 - b. The Applicant is requesting a waiver from the Section 240-23 footcandle maximum of 5 footcandles where a hotspot of 7.5 footcandles is proposed at the base of the new lighting pole proposed for the northern entrance driveway. A waiver of 2.5 fc would be required by the Planning Board for the lighting plan.
 - c. The Applicant is proposing a site lighting system that is customizable regarding to site light diming and has asked for the Planning Boards preference with respect to how it should be customized. Following the discussion at the June 2, 2025 Planning Board meeting, it is our recommendation that:
 - i. During operating hours (earlier than 11PM), the lights be programmed to dim to 50% when motion detectors show inactivity for a period of time in excess of 15 minutes, and that the dimming be timed in such a way that it avoids sudden transition from full illumination to dimmed, and from dimmed to full illumination.
 - ii. After operating hours (after 11PM), the lights be programmed to remain off, as the existing utility pole lights on the north side of the parking area will provide sufficient ambient lighting for the Site.
2. Signage. The Application is proposing to replace the existing free standing monument sign. The new sign will be approximately 45 square feet and will require a waiver for size pursuant to Section 240-29.D as it is in a residential district and a special permit pursuant to Section 240-29.E as it is in a residential district and is proposed to be illuminated.
 3. SEQRA. The Applicant is considered to be a Type II action with regard to SEQRA and no further SEQRA action would be required.