



555 Theodore Fremd Ave, Suite C-301
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

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

Date: July 17, 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. Landscaping.
 - a. The landscaping plan should be revised to include a planting schedule including the names and sizes of the proposed plantings at the time of planting.
 - b. The landscaping plan appears to show 14 American Arborvitae, 8 American Boxwood, and 4 Inkberry Holly. All of these are relatively small in nature and serve little function beyond low level screening. We recommend that additional tree species be included in the landscaping plan along the southern edge of the proposed lawn and the east side of the Site between the building and parking areas and Old Route 9 to mitigate the loss of mature tree cover in these areas.
2. 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