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William H. Povall III, P.E.
Professional Engineer: NY

September 15, 2025

Town of Wappinger Planning Board
Wappinger Town Hall
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Amended Site Plan for 10 Stage Door Road
Town of Wappinger, Dutchess County
Tax Grid No. 135689-6156-02-826836

Dear Chairman Flower and Board Members:

On behalf of the owner/applicant, Sigma, LLC., we are submitting an amended site plan application for the existing building on the above referenced property. The owner/applicant is proposing to consolidate their Durant's Party Rentals, Town of Wappinger locations to the 10 Stagedoor Rd location.

The parcel is 2.00 acres and the existing use of warehouse/storage, retail and office is permitted in the Highway Business (HB) Zone. Currently, Durant's occupies 17,500 sq. ft of the 10 Stagedoor building (3,000 sq. ft. for offices & 14,500 sq. ft. for warehouse/storage). Durant's will be consolidating their 1155 Route 9 location to the Giggles space within the building. Durant's showroom will take over 2,000 sq. ft. of space consistent with 2,000 sq. ft. of retail use currently designated for Giggles. Similarly, Durant's will use an additional 3,000 sq. ft. of office and 4,000 sq. ft. of storage/warehouse currently designated for Giggles. In summary, Durant's will take over the Giggles space within the building, consistent with the existing uses and sizes.

Given the existing uses will remain unchanged, there are no proposed modifications to parking and septic system use. The existing 34 parking spaces will be maintained.

The applicant is proposing to fill in front of the 2 middle-loading doors to provide for at-grade access as needed for the Durant's business. The proposed grades will be consistent with the east side of the building.

The applicant is proposing to add additional windows in the middle of the building to provide more natural light for the showroom.

Durant's is proposing to replace the existing sign box in the middle of the building with a new sign as shown on the building elevations in the site plans.

In support of this application, we have attached the following:

- One (1) copy of the Application for Site Plan Approval
- Twelve (12) copies of the Amended Site Plan for 10 Stage Door Road dated 09-15-25.
- Twelve (12) copies of the Owner's Consent Form
- Twelve (12) copies of the Short EAF
- A check for \$750.00 for the application fee
- A check for \$3,000.00 for escrow

We respectfully request to be placed on the next available Planning Board agenda for discussion.

If there are any questions and/or comments, please do not hesitate to contact this office. Thank You.

Very truly yours,

A handwritten signature in black ink, appearing to read 'W. H. Povall III', with a long horizontal flourish extending to the right.

William H. Povall III, P.E.

cc: Glenn Lois, *Sigma, LLC*