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MEMORANDUM

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

Date: November 28, 2025

Subject: **10 Stage Door Road – Amended Site Plan**
Tax Lots 6156-02-826836

As requested, we reviewed the application of Glenn Lois of Sigma, LLC (the “Applicant”) for Amended Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6156-02-826836 on the Town of Wappinger Tax Assessment Maps. The property is located at 10 Stage Door Road. The subject property is 2 acres in size. The property is in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing an addition including an additional dining area, a roof top dining area, an addition to the existing bathrooms, and the repaving and reconfiguration of the existing parking area and new exterior lighting and landscaping (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 9/15/25; a Short Environmental assessment Form dated 9/15/25; a narrative dated 9/15/25 prepared by Bill Povall; a survey (1 sheet) by Robert Oswald dated 6/24/25; and a plan (2 pages) general titled Amended Site Plan for 10 Stage Door Road dated 9/15/25 last revised 11/10/25.

REVIEW COMMENTS

1. Parking Table. The Applicant is proposing to maintain the existing uses and proportions of uses under new ownership and is proposing to maintain the existing parking count. The parking table suggests that both the existing and proposed conditions do not meet the parking requirements of Section 240-97. We question if the approved Site Plan was granted a parking waiver and if a new parking waiver is required. The required parking is 58 spaces and there are 19 spaces provided with 4 spaces land banked. The Applicant should address if the

existing parking area satisfies the existing parking demand and if they are requesting a parking waiver.

2. Site Circulation. The Applicant should provide truck turning templates and profile details of the proposed retaining walls.
3. Landscaping and Lighting. The Proposed Action does not include any changes to the existing lighting or landscaping plans. If these materials are available, the landscaping and lighting plans should be included in the amended site plan for posterity.
4. SEQRA. The Application is considered to be a Type II action with respect to SEQRA. No further SEQRA action is required.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc:
Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE.