

November 26, 2025

December 1, 2025 Planning Board Meeting

Town of Wappinger Planning Board
Attn: Bruce Flower, Chairman
20 Middlebush Road
Wappingers Falls, New York 12590

Re: ***10 Stage Door Road Amended Site Plan Application (Sigma LLC)***
10 Stage Door Road
Tax Map: 6156-02-826836

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above-mentioned project:

- Cover Sheet for 10 Stage Door Road – Amended Site Plan, dated 9/16/2025.
- Cover Letter for Amended Site Plan for 10 Stage Door Road, dated 9/15/2025.
- Application for Site Plan Approval - Amended Site Plan for 10 Stage Door Road, dated 9/16/2025.
- Short Environmental Assessment Form (EAF) dated 9/15/2025.
- Plan Set (2 Sheets), entitled “10 Stage Door Road”, dated 9/15/2025, including the following:
 - Amended Site Plan (SP-1), last revised 11/10/2025.
 - Elevation Drawing (E-1).

All of the above materials were prepared by prepared by William H. Povall III, PE, of Povall Engineering, PLLC, 3 Nancy Court, Suite 4, Wappingers Falls, NY 12590. Based upon our review of the information above we offer the following comments.

General Comments

1. The project proposes to amend an a prior approved site plan. A review of the prior site plan should be performed and any pertinent information/requirements that are not proposed to be modified should be carried over the new plan. Please provide the approved site plan and conditions of approval for the reference of the Planning Board.
2. The “Schedule of Parking Regulations” indicates that the existing provided parking does not meet the required number of parking spaces for the various uses on the property. We defer further comment on parking requirements to the Planning Board’s Planning consultant.

3. The proposed sign is subject to the Town of Wappinger Zoning Code §240-29. Comments on the proposed sign renovations are deferred to the Town Planner and Planning Board.
4. The amended site plan and elevations provided propose the renovation of the existing central loading docks, addition of windows and signs, and minor site improvements including new bollards, stair removal, and minor grading and pavement restoration. There does not appear to be any change in the proposed number of employees, bathrooms, or any other interior changes which would affect the building's water or sewer demand requirements. The proposed site changes are therefore considered by this office to be minor in nature and no further engineering comments are offered.

Please do not hesitate to contact our office with any questions or concerns relative to the above.

Sincerely,

Christian R. Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.