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

December 17, 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 a revised amended site plan for the above referenced project. The plan has been revised per the Town Consultant's comments as follows:

Hardisty & Hanover review memorandum dated November 28, 2025:

1. Parking Table:

The parking table has been revised to more clearly identify the existing and proposed parking allocations. The submitted amended site plan does not change the building uses nor parking requirements from the previously approved site plan, approved by the Planning Board on 11/6/17. Attached is a copy of the previously approved site plan for your review.

The proposed amended site plan maintains the existing 35 parking space count with 4 additional banked spaces for a total of 39 spaces. As per the Town Zoning requirements, 58 parking spaces are required. The applicant respectfully requests a parking waiver for 19 spaces, if required by the Planning Board. As indicated above, the proposed uses will remain the same as the previously approved site plan and be consistent with the existing parking as provided. The maximum parking expected for the tenants is as follows:

Durants Party Rentals:	10 full-time employee spaces
	12 business vehicle spaces
	6 customer/visitor spaces
<u>Servicall Window & Door Corp.</u>	<u>2 full time employee space</u>
Total:	30 spaces

The owner expects less parking than the maximum outlined above. Even with the 30 maximum spaces, 5 additional parking spaces will exist, and 4 banked spaces could be available.

2. Site Circulation: Truck Turning Details as well as a Retaining Wall Detail have been added to the plan.
3. Landscaping and Lighting: The existing lighting and landscaping have been added to the plan.
4. SEQRA: No response necessary.

Lawrence J. Paggi, PE, PC review letter dated November 26, 2025:

General Comments:

1. A copy of the previously Approved Amended Site Plan for 10 Stage Door Road dated 09-18-17 and last revised 11-08-17 and Resolution of Amended Site Development Plan Approval dated 11-06-17 have been attached.
2. Comment noted.
3. Comment noted.
4. No response is necessary.

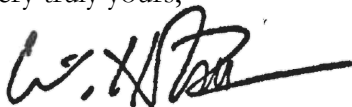
In support of this application, we have attached the following:

- Twelve (12) copies of the Amended Site Plan for 10 Stage Door Road revised 12-17-25.
- Twelve (12) copies of the Resolution of Amended Site Development Plan Approval dated 11/6/17
- Twelve (12) copies of the Approved Amended Site Plan approved 11/6/17.

We respectfully request to be placed on the January 21, 2026 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,



William H. Povall III, P.E.

cc: Glenn Lois, *Sigma, LLC*