

January 20, 2026

January 21, 2026 - 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:

- Engineer's response to comments letter dated 12/17/2025.
- Plan Set (2 Sheets), entitled "10 Stage Door Road", dated 9/15/2025, including the following:
 - Amended Site Plan (SP-1), last revised 12/17/2025.
 - Elevation Drawing (E-1).
- Town of Wappinger Planning Board Resolution of Amended Site Development Approval, signed 12/4/2017.
- Final Approved Amended Site Plan, signed 12/4/2017.

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.
12/17/2025 Applicant Response: 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.
12/23/2025 Paggi Comment: The following comments are offered after review of the 2017 Resolution of Approval and comparison of the proposed amended site plan to the previously approved amended site plan:

- a. **Please note that accessible pathways must be maintained to the public access showroom from the relocated accessible parking stalls, as mentioned in the original submission narrative.**
 - b. **There are no conditions apparent in the 2017 Resolution which appear to preclude the proposed amendment to the site plan.**
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.
12/17/2025 Applicant Response: Comment noted.
12/23/2025 Paggi Comment: Comment Previously Deferred.
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.
12/17/2025 Applicant Response: Comment noted.
12/23/2025 Paggi Comment: Comment Previously Deferred.
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.
12/17/2025 Applicant Response: No response is necessary.
12/23/2025 Paggi Comment: Comment Satisfied.

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.