

TOWN OF WAPPINGER

PLANNING BOARD

*Architectural Review Only*

PROJECT NAME: Durants Event Rentals

MEETING DATE: April 20, 2026

ACCOUNT NUMBER: 26-3539

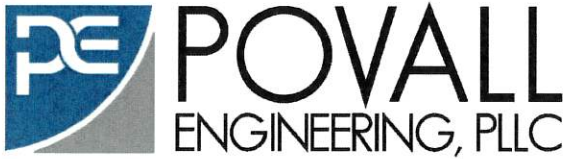
DATE PREPARED: April 14, 2026

SITE PLAN     SPECIAL USE PERMIT     SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- 1   TOWN FILE
- 7   TOWN OF WAPPINGER PLANNING BOARD
- 1   ENGINEER TO THE TOWN
- 1   PLANNER TO THE TOWN
- 1   ATTORNEY TO THE TOWN
- HIGHWAY SUPERINTENDENT
- FIRE PREVENTION BUREAU
- RECREATION
- TOWN OF WAPPINGER TOWN BOARD
- DUTCHESS COUNTY DEPT. OF PLANNING
- NEW YORK STATE DEPT. OF TRANSPORTATION
- DUTCHESS COUNTY DEPT. OF HEALTH
- DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL PLANNING BOARD
- TOWN OF EAST FISHKILL PLANNING BOARD
- TOWN OF LAGRANGE PLANNING BOARD
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1   ZONING ADMINISTRATOR-BARBARA ROBERTI

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*



p: (845) 897-8205  
f: (845) 897-0042  
www.PovallEngineering.com

3 Nancy Court, Suite 4  
Wappingers Falls, NY 12590

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

April 14, 2026

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



Re: **Architectural Plan for Durants Event Rentals**  
Conceptual Site Plan for Durants Event Rentals  
Town of Wappinger, Dutchess County  
Tax Grid No. 135689-6156-02-777824 (2.00 Ac.)  
135689-6156-02-794847 (2.00 Ac.)  
135689-6156-02-771855 (0.64 Ac.)

Dear Chairman Flower and Board Members:

**Application Submission**

On behalf of the applicant, Durants, LLC, we are submitting applications for Architectural Review and Conceptual Site Plan review for the existing building located at 1 Stage Door Road.

**Project Narrative**

The applicant proposes to consolidate its two Durants Event Rentals locations within the Town of Wappinger into the existing 30,000 sq. ft. vacant building at 1 Stage Door Road.

Durants, LLC has entered into an agreement to lease its current building at 10 Stage Door Road, which is presently used for storage of event rental inventory. This lease is contingent upon the new tenant occupying the premises by the end of May 2026. Accordingly, the applicant must relocate its warehouse operations on an expedited basis.

To accommodate this need, the applicant has secured a lease for the existing building at 1 Stage Door Road. Due to the urgency of the relocation, the applicant is seeking Architectural Review approval to install five (5) overhead doors to facilitate the loading and unloading of event rental items. This improvement will allow the applicant to pursue occupancy of the building under its currently permitted retail/showroom and storage/warehouse uses. To provide truck access, replacement of a limited grassed area with gravel in front of the proposed doors will be necessary. No re-grading is proposed.

The applicant also intends to relocate its showroom and additional warehousing operations from its Route 9 location in Wappinger to 1 Stage Door Road. Consolidating the two Wappinger locations

will require further and more permanent improvements to the 1 Stagedoor Road facility. A Conceptual Site Plan has been prepared and submitted to present the long-term improvements and to obtain feedback from the Planning Board in advance of a full Site Plan application, which is currently in preparation.

The forthcoming Site Plan application will propose the consolidation of the three referenced parcels and the continued use of the existing building for the Durants Event Rentals business. The parcels are located within the Highway Business (HB) Zoning District, where retail, storage, and office uses are permitted as proposed. Planned improvements include upgrades to rear access for loading docks, installing paved driveways, loading & unloading areas, upgrading the building's septic system, and architectural renovations to the building exterior.

**Submission Materials**

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

- One (1) copy of the Application for Architectural Review
- Twelve (12) copies of the Architectural Plan for Durants Event Rentals (dated 04-13-26)
- Twelve (12) copies of photos
- One (1) copy of the Approval for a Conceptual Application
- Twelve (12) copies of the Conceptual Site Plan for Durants Event Rentals (dated 04-13-26)
- Twelve (12) copies of the Owner's Consent Form & authority to sign letter
- A check for \$250.00 for the Architectural Review application fee
- A check for \$250.00 for the Conceptual Site Plan application fee

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,



William H. Povall III, P.E.

cc: Glenn Lois, *Durants, LLC*

**Contrail, LLC**

3 Nancy Court, Suite 4  
Wappingers Falls, NY 12590  
Tel. (845) 897-2664 Fax (845) 897-0042

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April 14, 2026

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

Re: Contrail, LLC Authority to sign

Dear Chairman Flower and Board Members:

William H. Povall III is a member of Contrail, LLC and as such, is authorized to sign on all matters on behalf of the corporation.

Very truly yours,

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

William H. Povall, Member

TOWN OF WAPPINGER PLANNING BOARD

Application No. 26-3539  
Date Received: 4-14-26  
Fee Received: \$250.00

**APPLICATION FOR ARCHITECTURAL REVIEW  
(NO ESCROW TAKEN)**

**TITLE OF PROJECT:** Architectural Plan for Durants Event Rentals

**Location of Property:** 1 Stage Door Road, Wappingers Falls, NY 12590

**NAME & ADDRESS OF APPLICANT (Corporation or Individual):** Durants, LLC

1155 Route 9	Wappingers Falls	NY	12590
Street	Town	State	Zip
Glenn Lois	845-705-2831		
Contact Person	Phone Number	Fax Number	

**NAME & ADDRESS OF OWNER (Corporation or Individual):** Contrail, LLC

3 Nancy Court, Suite 4	Wappingers Falls,	NY	12590
Street	Town	State	Zip
William Povall	845-897-8205		
Contact Person	Phone Number	Fax Number	

**Grid No.** 13-5689-6156-02-777824

**Please specify use or uses of building.**

**Existing Design:** 30,000 sq. ft. vacant building, previously large retail

**Proposed Change to exterior of building or Signage:** Install 5 overhead doors for loading and unloading access to the existing building for warehouse storage.

**Materials to be used:** Metal overhead doors


**Proposed cost of construction:** \$40,000.00

**Zoning District:** HB - Highway Business      **Acreage:** 2.0 Ac.

**Existing No. of Parking Spaces:** 20      **Proposed No. of Parking Spaces:** 20 (maintain existing)

**Type Name (Corporation, LLC, Individual, etc.)**  
Contrail, LLC

04-14-26  
Date  
845-897-2664  
Owner's Telephone No.

  
 Owner or representative's signature  
William H. Povall III, Member  
 Type Name and Title \*\*\*  
3 Nancy Court, Suite 4 Wappingers Falls, NY 12590  
 Owner's Address

**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

TOWN OF WAPPINGER PLANNING BOARD  
ARCHITECTURAL REVIEW

Appl. #: \_\_\_\_\_  
Date: \_\_\_\_\_

PROJECT: Architectural Plan for Durants Event Rentals

LOCATION: 1 Stage Door Road, Wappingers Falls, NY 12590

DATE OF PLANNING BOARD MEETING: April 20, 2026

PROJECT CONSISTS OF THE FOLLOWING:

Install 5 overhead doors for loading and unloading access to the existing building for warehouse storage. Replace grass with gravel for truck access in from of new door.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

MOTION MOVED BY: \_\_\_\_\_  
SECOND BY: \_\_\_\_\_

CONDITIONS:  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
BEA OGUNTI, SECRETARY  
TOWN OF WAPPINGER PLANNING BOARD

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 26-3539 Date: 4-14-26  
Grid No.: 6156-02-777824 Zoning District: HB  
Location of Project: 6156-02-794847

1 Stage Door Road, 3 Stage Door Road, and Route 9

Name of Applicant:  
Durants, LLC (Glenn Lois) 845-705-2831  
Print name and phone number

Description of  
Project: The applicant is proposing to make improvements to the rear of the building for overhead doors/loading dock access and upgrade building elevation finishes.

I William H. Povall III (Contrail, LLC), owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

04-14-26  
Date

  
Owner's Signature

845-897-2664  
Owner's Telephone Number

William H. Povall, Member  
Print Name and Title \*\*\*

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.