

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Durants Event Rentals

MEETING DATE: April 20, 2026

ACCOUNT NUMBER: 26-3538

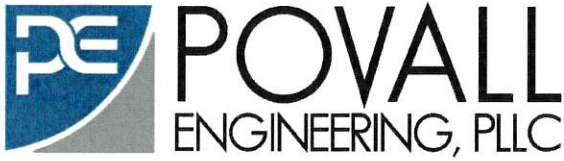
DATE PREPARED: April 14, 2026

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 PLANNING BOARD ENGINEER
- 1 PLANNER TO THE TOWN
- 1 PLANNING BOARD ATTORNEY
- 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

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 flourish extending to the right.

William H. Povall, Member

TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-3538

Date Received: 4-14-26

Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: Conceptual Site Plan for Durant's Events Rentals

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

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):

3 Nancy Court, Suite 4 Wappingers Falls, NY 12590

Street Town State Zip

William H. Povall III 845-897-8205

Contact Person Phone Number Fax Number

Grid No. 135689-6156-777824, 771855 & 794847

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: 30,000 sq. ft. vacant building on Lot 777824 previously used as large retail

Proposed Use: Warehouse, office and retail

Location of Property: Parcel 777824: 1 Stage Door Rd., Parcel 794847: 3 Stage Door Rd. Parcel 771855: Route 9

Zoning District: HB - Highway Business **Acreeage:** Total: 4.64 acres

Anticipated No. of Employees: 13 777824: 2.0 Ac., 771855: 0.64 Ac.
794847: 2.0 Ac.

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

Contrail, LLC

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

04-14-26

Date

845-897-2664

Owner's Telephone No.

Owner or representative's signature

William H. Povall, 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 & ZONING BOARD OF APPEALS

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

Owner Consent Form

Project No: 26-3538 Date: 4-14-26
Grid No.: 6156-02-777824 Zoning District: HB
6156-02-794847
Location of Project:

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.