

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Sun Up Properties, LLC addition of Commercial Use –
Amended Site Plan

MEETING DATE: June 15, 2026

ACCOUNT NUMBER: 26-3533

DATE PREPARED: June 8, 2026

X 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*****

ERNST MARTIN JR, PE, LS

Professional Engineer & Land Surveyor

emartinpels@gmail.com

Mill Pond Place, PO Box 553
Hughsonville, NY 12537
(914) 489-3235



CONCEPTUAL SITE PLAN FOR SUNUP PROPERTIES, LLC

1601 & 1607 Route 376
Town of Wappinger, New York
June 8, 2026

PREFACE:

For over 40 years, the identified properties have provided Sunup Construction Company its administrative offices, equipment maintenance/repair, and the storage of equipment/material to conduct business in the heavy construction industry. The principal owner, Harold Buchner, has retired, and the company has closed. The property owner, Sunup Properties, LLC, continues to own and manage the property for various construction related businesses. The purpose of this application, is to identify existing and/or potential businesses and uses that may be future tenants on the property. A review of the files within the Town of Wappinger revealed no previous site plan approval.

EXISTING USE/TENANTS:

Currently the property (1607 Route 376) provides the administrative offices for various properties owned by Sunup Properties, LLC. In addition, the property also provides the equipment/material storage and maintenance for a heavy construction contractor, roofing contractor, and automotive detailer. The adjacent property (1601 Route 376) is a residential rental. The property currently provides 27 parking spaces, 10 heavy equipment parking spaces, and an area for truck/trailer parking.

FUTURE USE/TENANTS:

These properties are located in the General Business (GB) Zoning District. A review of said zoning and an assessment of the site would provide for the following uses/tenants:

1. Stores and shops for the conduct of retail business.
2. Craft and artisan studios and shops.
3. Personal service business.
4. Training schools or programs.
5. Pet grooming.
6. Landscaping business.

7. Commercial kitchens without any end consumer presence on the premises.
8. Health, exercise or fitness clubs.
9. Health care office.
10. Medical or dental laboratory
11. Veterinarian offices with no outdoor runs.
12. Assembling, finishing, or repair of products
13. Contractor office.
14. Auto detailing and repair.



TOWN OF WAPPINGER PLANNING BOARD

Application No.
Date Received:
Fee Received:

2026-3533
6-8-26
\$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: SUNUP PROPERTIES, LLC

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

SAME
Street Town State Zip
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

8 DALLAS DRIVE, DOUGHKEEPSIE, NY 12603
Street Town State Zip
HAROLD BUCHNER (914) 489-9404
Contact Person Phone Number Fax Number

Grid No. 135689-6259-04-50278 / 503266

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

Existing Use: CONTRACTOR OFFICE(S) / RESIDENTIAL

Proposed Use: SEE ATTACHED

Location of Property: 1601 / 1607 ROUTE 376

Zoning District: GB Acreage: 0.90 + 0.45 = 1.35 TOTAL

Anticipated No. of Employees: 25

Existing No. of Parking Spaces: 27 Proposed No. of Parking Spaces: 0
LLC 10 (TRUCK)

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

6/8/26
Date
(914) 489-9404
Owner's Telephone No.

[Signature]
Owner or representative's signature
HAROLD BUCHNER
Type Name and Title ***
8 DALLAS DRIVE, POK, NY 12603
Owner's Address

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