

July 13, 2026

Re: E&C Espicoz Properties
20 MacFarlane Road
(T) Wappinger
TM # 6157-04-720271



Description of Project

Statement of Use

The owner of the property located at 20 MacFarlane Road, Town of Wappinger, New York, is submitting an application for Amended Site Plan Approval to modify the approved use of the property.

The property received a Use Variance under ZBA Appeal No. 18-7637, granted on December 20, 2017, authorizing the use of the property as a warehouse (excluding self-storage) or for a contractor's office with the storage of construction materials, supplies, and equipment, including those associated with plumbing and electrical contractors, provided that any outdoor storage is suitably screened.

The Planning Board granted Site Plan Approval on September 18, 2018, for the renovation of the existing building, construction of a second building, improvements to the driveway and parking areas, and installation of evergreen screening. Subsequently, on May 28, 2020, the Planning Board granted Amended Site Plan Approval to construct a second story on the original building. The approved site plan identifies the principal use as a warehouse supporting a cleaning and maintenance business.

The applicant is requesting Amended Site Plan Approval to permit the continued operation of the existing cleaning and maintenance business while also allowing the property to be used in support of the applicant's plumbing business. The plumbing business will operate from the site as a contractor's office with the storage of plumbing materials, supplies, and equipment, a use expressly authorized under the previously granted Use Variance.

In recent years, the applicant has significantly reduced the size of the cleaning and maintenance business and no longer requires both buildings exclusively for that operation. The proposed amendment will allow a portion of the existing buildings to be utilized by the plumbing business while the cleaning and maintenance business continues to operate on the property.

No additions, site improvements, changes to the parking layout, or other physical modifications to the property are proposed as part of this application. The proposed amendment will not change the approved hours of operation or increase the number of employees or vehicle trips to and from the site. Accordingly, the proposed change in use will not increase the intensity of the use of the property or result in any adverse impacts beyond those previously reviewed and approved by the Planning Board.