

August 17, 2026

August 17, 2026 Planning Board Meeting

Town of Wappinger Planning Board
Attn: Bruce Flower, Chairman
20 Middlebush Road
Wappingers Falls, New York 12590

Re: ***E&C Espicoz Properties, LLC – Site Plan Approval***
20 Mac Farlane Road
Tax Map: 135689-6157-04-720271

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above-mentioned project:

- Cover Letter, dated 7/13/2026.
- Description of Project, dated 7/13/2026.
- Application for Site Plan Approval, dated 6/29/2026.
- Written Consent of the Members, dated 6/30/2026.
- Owner Consent Form, 6/22/2026.
- Property Deed, dated 9/21/2018.
- Vicinity Map, no date.
- Site Plan, including the following:
 - Amended Site Plan, dated 6/30/2026.

All of the above outlined materials were prepared by the project applicant and their engineer, Badey & Watson, Surveying & Engineering P.C., 3063 Route 9, Cold Spring, New York 10516.

The Applicant is requesting Amended Site Plan Approval to allow for the operation of a plumbing business as an additional use. The existing cleaning and maintenance business uses are proposed to remain. In the submitted materials, the Applicant indicates that the intensity of the existing uses has decreased in recent years, and that the additional business use will not result in an additional parking, water or sewer demand. The Applicant indicates that the number of employees, anticipated vehicle trips and hours of operations are to remain unchanged. No physical improvements to the site are currently proposed.

Based on the information provided, at this time our office has no technical comments to offer on the Application.

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.