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MEMORANDUM

To: Bruce M. Flower, Chairman, and
the Town of Wappinger Planning Board

Date: August 12, 2026

Subject: **E&C Espicoz Properties, LLC – Amended Site Plan**
Tax Lots 6157-04-720271

As requested, we reviewed the application of Carlos Espinoza of E&C Espinoza Properties, LLC (the “Applicant”) for Amended Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6157-04-720271 on the Town of Wappinger Tax Assessment Maps. The property is located at 20 Mac Farlane Road. The subject property is a 2.394 acres. The property is in the Single Family Residential (R-20) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to modify the approved use of the Site to include the existing cleaning and maintenance business and plumbing business. There are no physical changes currently proposed and an existing use variance under ZBA Appeal No. 18-7637 granted on 12/20/17 for warehouse (excluding self-storage) or for a contractors office with storage of construction materials (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 6/29/26; a Short Environmental assessment Form dated 7/13/26; a narrative dated 7/13/26 prepared by Badey and Watson; and a site plan (1 page) titled Amended Site Plan Prepared for E&C Espicoz Properties LLC dated 6/30/26.

REVIEW COMMENTS

1. Parking. A parking table should be provided to demonstrate that the proposed uses can be accommodated by the existing conditions, as there are no physical changes proposed to the Site. We recommend that the parking table be expanded to include all uses and combinations

of uses permitted on the Site that can be accommodated by the existing conditions to avoid changes of use in the future needing to return to the Planning Board for approval.

2. SEQRA. The Application is considered to be a Type II action with respect to SEQRA. No further SEQRA action is required.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc:

Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE.