

September 10, 2026

Meeting Date: September 14, 2026

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: ***Durants Event Rentals***
Amended Site Plan and Lot Consolidation Applications
1 & 3 Stage Door Road & Route 9
Tax Parcel Numbers: 6156-02-777824, 794847 & 771855

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Cover letter, dated 8/17/2026.
- Application for Site Plan Approval, dated 8/17/2026.
- Layout Application for Lot Line Realignment or Lot Consolidation, dated 8/17/2026.
- Owner Consent Form, dated 8/17/2026.
- Project narrative, dated 8/17/2026.
- Dutchess County Health Department SEQR correspondence, dated 9/1/2026.
- Short Environmental Assessment Form, dated 8/17/2026.
- Property deeds.
- Plan entitled, “Lot Consolidation Plan for Stage Door Parcels”, dated 8/17/2026.
- Plan set entitled, “Site Plan for Durants Event Rentals”, dated 8/17/2026, including the following:
 - Title Sheet (T-1), sheet 1 of 5.
 - Layout Plan (L-1), sheet 2 of 5.
 - Grading & Utility Plan (GU-1), sheet 3 of 5.
 - Lighting & Landscaping Plan (LL-1), sheet 4 of 5.
 - Details (D-1), sheet 5 of 5.
- Plan set entitled “Preliminary Elevations” dated 8/10/2026, including the following:
 - Elevation Drawing (A-1).
 - Elevation Drawing (A-2).
 - Elevation Drawing (A-3).
 - Elevation Drawing (A-4).
 - Elevation Drawing (A-5).

The above outlined documents were prepared by the project applicant and their engineer, Povall Engineering, PLLC, 3 Nancy Court, Suite 4, Wappingers Falls, NY 12590.

Based upon our review of the information above we offer the following comments:

General Comments

1. The project will require a Town Wetland Disturbance Permit for proposed disturbances within the Town regulated wetland buffer. Any mitigation areas that are determined to be required shall be shown on the plans.
2. The project proposes to disturb 2.32 acres of land on an existing developed site. This constitutes a Construction Activity that requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes post-construction Stormwater Management Practices (SMPs). Comments on stormwater design shall be provided after the submission of the SWPPP and drainage report for the project.
3. We recommend that the application be circulated to the local Fire Department and Fire Code Official for review, specifically with regard to the proposed emergency access, the propane filling station, and requirements for fire suppression.
4. As stated in the narrative, the proposed SDS design is subject to the review and approval of the Dutchess County Behavioral and Community Health Department (DC BCHD). The applicant shall demonstrate approval from the DC BCHD prior to the chairman signing the site plan. Please note that the requirements included in the SEQR review letter provided by the DC BCHD, dated 9/1/2026, must be addressed.
5. The project narrative notes that there are 23 employees proposed – please refer to Comment #4 of the SEQR review letter and provide water system design if necessary.
6. It appears that a NYSDOT permit will be required for the proposed drainage improvements within the NYS Route 9 right-of-way (ROW). A note shall be added to the plans indicating that no work within the NYSDOT ROW shall commence until all required NYSDOT permits have been obtained.
7. The plans show a proposed yard hydrant in the equipment handling area near the proposed utility shed, and the project narrative indicates that equipment used for cleaning the rented items will be stored in the shed. Please provide additional information on the anticipated cleaning operations including any chemicals/cleaning solvents that will be used, anticipated frequency, or any other information that could be pertinent to the Board's review of potential impacts to adjacent wetlands.

Plan Comments

8. Please confirm whether a fire sprinkler system will be required. Any fire storage structures impacting the site plan shall be shown.

9. Please include the note described in Comment #2 of the DC BCHD's SEQR review letter dated 9/1/2026 on the Lot Consolidation Plan.
10. As indicated above, review of the proposed drainage and stormwater management system will be performed once the SWPPP is provided.
11. Please add a note to the site plan that any tree clearing which is required as part of the proposed action shall be limited to the NYSDEC limited tree clearing period, from November 1 to March 31.
12. The proposed grading of the customer parking area appears to exceed the required grade at the accessible parking zones (2% maximum). The proposed grading of the rear driveway also appears to exceed the required 7% maximum grade (§ 240-100.B.2; this may be permissible to be increased to 10% given the nature of this driveway area). Please provide additional spot elevations in the accessible parking zones to demonstrate 2% maximum grading and revise the grading as necessary.
13. Please provide a vehicle maneuvering plan demonstrating that the proposed loading areas are sufficiently sized for typical delivery and receiving vehicles.
14. Please add details to the plan for the proposed well and water supply, the proposed SDS system, and the proposed stormwater management system once they become available.
15. Existing pavement areas that are proposed to be restored to lawn should be called out on the plan, and notes specifying decompaction and appropriate restoration procedures should be provided.
16. Proposed snow storage areas should be shown on the plans.
17. Review of and comment on the landscaping, lighting and building elevation plans is deferred to the Planning Board's planning consultant.
18. A site-specific Erosion & Sediment Control Plan addressing pertinent SPDES Permit requirements shall be provided.

EAF Comments

19. Question 3.c – Please note the question applies only to contiguous properties.
20. Question 10 – Please provide any relevant documentation of the existing well and demonstrate its ability to serve the proposed use.
21. Question 18 – Please revise the response to this question to note the impoundment of stormwater if applicable after the completion of the stormwater design.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Christian R. Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.