

September 4, 2026

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

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



Dear Chairperson Flowers and Board Members:

In response to comments raised during the August 17, 2026, Planning Board meeting, please find enclosed 18 copies of the following documents for the Board's review.

1. Amended Site Plan prepared for E&C Espicoz Properties LLC last dated September 2, 2026.
2. Use Variance 18-7637 granted April 24, 2018
3. Area Variance 19-7680 granted June 11, 2019
4. Site Plan Approval dated September 18, 2018, with plans approved for signature on May 28, 2020
5. Comparison Chart comparing the 2018 approved Site Plan with the proposed Amended Site Plan.

As discussed at the meeting, a chart comparing the applicable site requirements and other considerations associated with the 2018 approved Site Plan and the proposed Amended Site Plan has been prepared and incorporated into the enclosed plan set. For ease of review, a separate copy of the chart is also included with this submission.

The comparison demonstrates that the potential site impacts and other considerations evaluated during the original review will not materially change as a result of the proposed amendment. The primary change is the proposed authorization of two tenants: the originally approved cleaning business and a plumbing business.

Variances

The Board also discussed the prior Use Variance and whether an Area Variance had been granted. Copies of the applicable Zoning Board of Appeals resolutions are enclosed.

- **ZBA Appeal No. 18-7637** granted a Use Variance allowing the property to be used as a warehouse, other than for self-storage, and/or as a contractor's office and storage facility for construction materials, supplies, and equipment, including plumbing and electrical materials, provided that any outdoor storage is suitably screened.
- **ZBA Appeal No. 19-7680** granted an Area Variance reducing the required front-yard setback by 20 feet, from 35 feet to 15 feet, and increasing the allowable footprint of an accessory building from 600 square feet to 1,800 square feet.

Overnight Parking

Overnight parking of vehicles was also discussed at the August 17 meeting. The 2018 approval included the following condition:

"No more than 20 vehicles to be parked on the property at any one time. All parking should be concentrated on the east side of the parking lot."

The resolution does not prohibit vehicles from remaining parked on the property overnight. Since the proposed use is not a retail operation and the vehicles are associated with the commercial operations conducted from the property, it is anticipated that work vehicles may remain on site overnight. The proposed number and location of parking spaces remain consistent with the approved site plan and the applicable conditions of approval.

Accessory Garage and Septic Connection

The Board also raised a question regarding the connection of the accessory garage building to the septic system. The Building Department has confirmed that the accessory garage building is connected to the existing septic system.

The Board also questioned the storage of chemicals within the accessory building. This issue was considered as part of the original 2018 review. The original application identified the materials stored on the property as cleaning products rather than regulated chemicals.

In addition, the following note was added to the Site Plan:

"There shall be no storage of chemicals which are regulated by the State of New York Department of Environmental Conservation on the site."

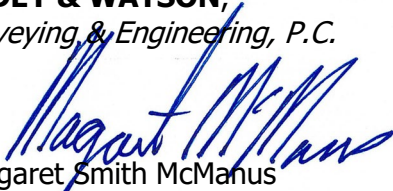
This note remains applicable to the property and is included on the Amended Site Plan.

We believe the enclosed information and revisions to the Amended Site Plan adequately address the comments raised by the Planning Board. We respectfully request that this matter be placed on the next available Planning Board agenda, at which time we look forward to discussing the application and the necessary steps toward its consideration and approval.

Thank you for your attention to this matter.

Yours truly,

BADEY & WATSON,
Surveying & Engineering, P.C.

by 
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msm/sas
Enclosures, listed above