



411 Theodore Fremd Ave, Suite 206 South
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

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

Date: September 11, 2026

Subject: **Durants Event Rentals – Lot Consolidation and Site Plan**
Tax Lots 6156-02-777824, 6156-02-794847, & 6156-02-771855

As requested, we reviewed the application of Glenn Lois of Durants, LLC (the “Applicant”) for Subdivision and Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6156-02-777824, 794847, & 771855 on the Town of Wappinger Tax Assessment Maps. The property is located at 1 Stage Door Road. The subject property is a total of 4.64 acres (777824 is 2 acres, 794847 is 2 acres, & 771855 is 0.64 acres). The property is in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to consolidate the three parcels into one parcel so that it can operate as a single commercial facility and the proposed site improvements can be one integrated site plan. The Applicant is proposing to retain the existing 30,000 square foot building at 1 Stage Door Road for Durants Event Rentals. Approximately 2,100 square feet of the building will be used as a customer-facing showroom, approximately 200 square feet will be used for office functions, and the remaining approximately 27,700 square feet will be used primarily for warehouse/storage of event rental inventory, including tents, tables, chairs, linens, inflatables, and related equipment.

The Applicant is proposing to repave and reconfigure the existing front parking area; to install a new two way access from Stage Door Road to provide access to the five overhead doors at the rear of the building approved as part of an architectural review approved by the Planning Board on 4/20/26; to create an aboveground propane filling station at the rear of the building; to create a fenced gravel equipment handling area for temporary staging, cleaning, and inspection of rental equipment such as tents; create an 18' x 10' shed in the fenced staging area; and grading and drainage improvements to accommodate the proposed improvements (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 8/17/26; an Application for Lot Consolidation Approval dated 8/17/26; a Short Environmental assessment Form dated 8/17/26;

a narrative dated 8/17/26 prepared by Povall Engineering; elevations drawings (5 sheets) dated 8/10/26; a subdivision plat (1 sheet) dated 8/17/26; and a site plan (5 pages) titled Site Plan for Durants Event Rentals dated 6/30/26.

REVIEW COMMENTS

1. Wetlands. The proposed action includes disturbance to the Town wetland buffer area. This disturbance appears to be limited to the paving of an existing gravel driveway along the back (north) side of the existing building, the removal of the existing septic tank and SDS below this gravel area, and the proposed stormwater management basin that is labeled “to be designed”. The proposed paving would not include the disturbance of the existing tree line or other vegetation. The proposed stormwater management basin does appear to require disturbance of the existing tree line as proposed. A wetland disturbance permit will be required, which will require a wetland analysis report as prescribed in §137-7 of the Town Code. The Applicant and the Planning Board should discuss possible mitigation strategies for the proposed disturbance to the wetland buffer area.
2. Staging Area. The Applicant and Planning Board should discuss the proposed staging area, its uses, and proposed screening.
3. Landscaping. The landscaping plan should be revised to replace the proposed Blue Spruce, native to the Rocky Mountains, with a native alternative.
4. Lighting. The submitted materials include a note stating that the proposed lighting will be provided in a future submission following informal acceptance by the Planning Board of the general layout.
5. Turning Templates. The next submission of materials should include turning templates for the proposed loading bays and the proposed gravel staging area and the trucks the Applicant proposes to use, as well as the proposed propane storage tank, the refuse enclosure, and emergency response vehicles.
6. SEQRA. The Application is considered to be an Unlisted action with respect to SEQRA.
 - a. The Planning Board should consider if they intend to conduct a coordinated or uncoordinated review.
 - b. The plans should be updated to include the NYSDEC tree clearing window restrictions specific to the Indiana Bat identified in the EAF as having potential habitat on the Project Site.
 - c. The EAF has identified potential Blandings Turtle Habitat on the Project Site. This may be due to the location of the Project Site in proximity to the Black Fly Swamp across Route 9. The Applicant should reach out to the NYSDEC with respect to this issue.

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.