

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Durants Event Rentals / Stage Door Road – Lot Consolidation

MEETING DATE: September 14, 2026

ACCOUNT NUMBER: 26-5247

DATE PREPARED: August 19, 2026

 SITE PLAN **SPECIAL USE PERMIT** X **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

 1 TOWN FILE
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 PLANNING BOARD ENGINEER
 1 PLANNER TO THE TOWN
 1 PLANNING BOARD ATTORNEY
 1 HIGHWAY SUPERINTENDENT
 1 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 NEW YORK STATE DEPT. OF TRANSPORTATION
 1 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL
 TOWN OF EAST FISHKILL
 TOWN OF LAGRANGE
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
 TOWN CLERK
 CAMO POLUTION
 STORM WATER MANAGEMENT (WALTER ARTUS)
 CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

TOWN OF WAPPINGER



RECEIVED

AUG 19 2026

Planning Department
Town of Wappinger

PLANNING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-6256 ext. 122
Fax (845) 297-0579
www.townofwappinger.us

Application No. 26-5247
App. Received: 8-17-26
App. Fee: \$500.00
Escrow: /

TOWN OF WAPPINGER PLANNING BOARD LAYOUT APPLICATION FOR LOT LINE- REALIGNMENT OR LOT CONSOLIDATION

1. Proposed Name of project: Lot Consolidation Plan for Stage Door Parcels

2. Location of Property: 1 Stage Door Road, 3 Stage Door Road & NYS Route 9

Tax Section: 6156 Block 02 Lot (2) 777824

Tax Section: 6156 Block 02 Lot (2) 794847

Tax Section: 6156 Block 02 Lot (2) 771855

3. Name and Address of Record Owner #1: Parcels 777824, 794847, 771855

Contrail LLC, 3 Nancy Ct. Ste. 4, Wappingers Falls NY Phone No. 845-897-2664

Phone number of applicant: 845-897-2664 Email: peadmin@povallengineering.

Corporation, give name of agent: Contrail, LLC (Frank Buyakowski)

Phone No. 845-897-2664

4. Name and Address of Record Owner #2: N/A

Phone No. _____

Phone number of applicant: _____ Email: _____

Corporation, give name of agent: _____

Phone No. _____

Town of Wappinger
Layout Application
for Lot-Line Realignment of Land
Page 2

4. A statement of liens, mortgages, or other encumbrances are attached hereto -
(If none, so state) None
5. A statement of any easements relating to the property is attached hereto -
(If none, so state) 25' wide drainage easement per FM 5224 on parcel 777824
6. Deed or deeds recorded in County Clerk's Office:
Date: 10-26-2013 Liber: Doc # 02 2013 5798 Page: _____
Date: 02-21-2014 Liber: Doc # 02 2014 1351 Page: _____
Date: 02-21-2014 Doc. # 02 2014 1348
7. I own or have an interest in abutting property as stated on the attached sheet.
(If none, so state) Global Satellite, LLC, Tax Parcel 135689-6156-02-820883
8. Name, address, and license number of Engineer or Land Surveyor: Povall Engineering
3 Nancy Court, Suite 4 Wappingers Falls, NY 12590 Phone No. 845-897-8205
Email: wendyp@povallengineering.com
9. According to the Dutchess County Soil Survey, the following soil types are found on the
property: Ur, PzA, Ca, BeC
10. Town Water or Well: Well Town sewer or septic: Septic

This Property is in the HB Zone.

Current

Layout covers 4.64 acres.

Current size of Lot #1: 2.00 Ac. (777824) Current size of Lot #2: 2.00 Ac. (794847) & 0.64 Ac. (77185)

Proposed size of lot #1: 4.64 Ac. Proposed size of lot #2: N/A

Dated: 8-17-26

(Signed) _____

Owner

Print Name: Frank Buyakowski, Member

(To be used only by Corporation Agent)

Dated: _____

(Signed) _____

Owner

Print Name: _____

(To be used only by Corporation Agent)