DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: Town of Wappinger, Planning Board **Project Name**: Durants Event Rentals - Amended Site Plan **Action**: Site Plan **Applicant**: Durants, LLC (Glenn Lois) **Property Address**: 1 Stage Door Rd, Wappinger, NY 12524 **Lot Number(s)**: 777824, 777824	**Referral #**: ZR26-194 **Date Received**: 9/18/2026 **Date Requested**: 10/5/2026 **Date Issued**: 10/5/2026
Reviewer: Dillon, Tara	**Signed:** Tara Dillon

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

NOTICE OF INCOMPLETE SUBMITTAL: The Department has determined the submittal is incomplete per the reasons outlined below. The municipality must resubmit this application when it is considered complete for review.

ACTION
The applicant seeks site plan approval to continue commercial use of the existing 30,000-square-foot building at 1 Stage Door Road and to consolidate three parcels into a single integrated facility. The project includes reconfigured parking, a new rear access drive, an employee parking area, a propane filling station, an equipment handling area, a new sanitary system, stormwater improvements, landscaping, lighting, signage, and architectural upgrades.

PRELIMINARY COMMENTS
Although the application is considered incomplete for review, we offer the following preliminary comments for consideration.

The proposed 44 parking spaces appear excessive, as the operation only involves up to 23 employees at any given time, with just 11 regularly onsite. The Board and applicant should work together to identify the actual combined need for employee and customer parking, and reduce the total number of spaces accordingly. Lowering the parking count would allow a more efficient layout that reduces impervious surfaces and creates opportunities for additional landscaping and improved stormwater management.

Signage and lighting details were not provided. We encourage the applicant to submit lighting and signage plans that conform to the code.