

August 21, 2020

Planning Board Chairman Flower  
Town of Wappinger, Town Hall  
20 Middlebush Road  
Wappinger Falls, NY 12590

Re: *Route 376 Holdings, Inc.*  
*Proposed Redevelopment Site Plan for Fueling Station with Convenience Store*  
*1592 NYS Route 376*  
*Job # 81700.00*

Dear Chairman Flower:

The Applicant, Route 376 Holdings, Inc., currently owns two parcels located on Route 376 in the Town of Wappinger which total 2.03 acres and is proposing consolidation of these parcels and redevelopment of the 2.03-acre site for a fueling station with three fuel pumps (six fueling positions) and a 2,600 square foot (SF) convenience store with deli, with 18 associated parking spaces (plus 6 spaces at the pumps). The Applicant obtained site plan and lot line change for this project in September 2019.

At such time the Planning Board granted approval, the Applicant had to obtain approvals related to the off-site improvements within NYS Route 376 (New York State Department of Transportation) and water supply and subsurface sewage disposal system (Dutchess County Department of Health). The Applicant has since obtained approval from the New York State Department of Transportation for off-site improvements within NYS Route 376 and from the Dutchess County Department of Health related to its subsurface sewage disposal system. The Applicant is still working with the Dutchess County Department of Health in finalizing their water supply and design. The initial yield estimate by the well driller was not validated by a 24-hour test and efforts are being made to increase the yield of the well.

At this time the Applicant is requesting a six-month extension of his site plan and lot line change approval, to allow him to finalize the Board of Health approval and file the maps. Our office anticipates obtaining approvals sooner.

Additionally, as the winter months are approaching, the Applicant is seeking approval to allow minor clearing and temporary grading of the site to facilitate the installation of the building foundation. This will allow the Applicant the opportunity, once plans are resolved with the Department of Health, to apply for a permit in the winter to shell the building. At the same time the foundation work is taking place, the Applicant would also like to demolish the existing building at the corner of NYS Route 376 and Hackensack Heights Road. The limits of disturbance and associated clearing, temporary grading, and erosion and sediment control measures have been provided for on Sheet C200 Temporary Grading Plan Prepared For Route 376 Holdings, dated August 19, 2020. Please note the stabilized construction entrance along Hackensack Heights Road mimics what the Planning Board approved for this project. We have enclosed 12 copies of the referenced plans.

The Applicant would be willing to post a bond for restoration, as part of this approval.

*Chairman Flower, Town of Wappinger Planning Board*

*July 20, 2020*

*Page 2 of 2*

The Applicant requests this item be placed on your September 9, 2020 agenda for consideration.

If you have any questions or need further information, please do not hesitate to contact me at 845-486-15478.

Sincerely,

A handwritten signature in cursive script that reads "Christopher Lapine".

Christopher Lapine, P.E., LEED AP  
Director of Engineering

Attachments: As noted