

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Citco Amended Site Plan

MEETING DATE: May 5, 2025

ACCOUNT NUMBER: 25-3507

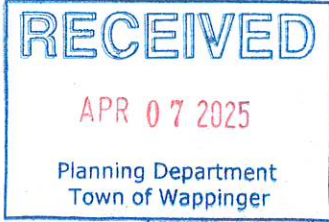
DATE PREPARED: April 8, 2025

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

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



1336 Route 9 Proposed Project:

- Existing gas pumps to be removed and relocated, one extra pump and canopy to be added. A portion of the concrete curb at the northerly egress will be removed and relocated, and pave area. Existing yard light to be removed and relocated. The northerly curb will be removed and relocated and area paved.
- Traffic diversion to/from Old Hopewell Road removed. Propose to pave over disturbed area, keep the directional signs, and paint new flow signals on the pavement.
- Shed to be removed.
- Relocated entry doors from the right side of the store front glass to the left side of the storefront glass.

RECEIVED

APR 07 2025

TOWN OF WAPPINGER PLANNING BOARD
Planning Department
Town of Wappinger

Application No. 25-3507
Date Received: 4-7-25
Fee Received: \$750.00
Escrow Received: \$5,000.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Cite Amended Site Plan
Location of Property: 1336 ROUTE 9, WAPPINGERS

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

1336 ROUTE 9 LLC

<u>26 MILL PLAIN ROAD</u>	<u>DANBURY</u>	<u>CT</u>	<u>06811</u>
Street	Town	State	Zip
<u>MARK DOMBAL</u>	<u>(845) 479-2848</u>	<u>marksnk@outlook.com</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

1336 ROUTE 9 LLC

<u>26 MILL PLAIN ROAD</u>	<u>DANBURY</u>	<u>CT</u>	<u>06811</u>
Street	Town	State	Zip
<u>MARK DOMBAL</u>	<u>(845) 479-2848</u>	<u>marksnk@outlook.com</u>	
Contact Person	Phone Number	Email	

Grid No. 6157-02-614569

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: GAS STATION & CONVENIENCE STORE

Proposed Use: GAS STATION & CONVENIENCE STORE

Existing Sq. Footage: 2,488 Use: C-STORE

Proposed Sq. Footage: 2,488 Use: C-STORE

Existing Sq. Footage: 935.5 Use: CARPOIS

Proposed Sq. Footage: 2,036.5 Use: CARPOIS

Location of Property: 1336 ROUTE 9, WAPPINGER

Zoning District: H3 Acreage: 0.679

Anticipated No. of Employees: ONE PER SHIFT

Existing No. of Parking Spaces: 15 Proposed No. of Parking Spaces: 15

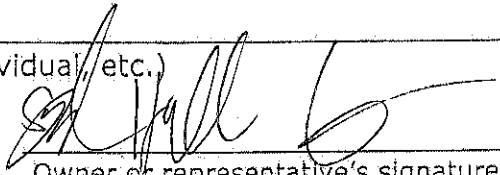
1336 ROUTE 9 LLC

Type Name (Corporation, LLC, Individual, etc.)

APR 01, 2025

Date
(845) 765-8507

Owner's Telephone No.


Owner or representative's signature
SYED KIRMANI, MEMBER

Type Name and Title ***
26 MILL PLAIN ROAD, DANBURY, CT 06811

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☐.

- Application Fees are non-refundable.

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 25-3507

Date: APRIL 01, 2025

Grid No.: 6157-02-614569

Zoning District: HB

Location of Project:

1336 ROUTE 9, WAPPINGER

Name of Applicant:

1336 ROUTE 9 LLC

REPRESENTATIVE: MARK DOMBAL (845) 479-2848

Print name and phone number

Description of

Project: EXISTING GAS PUMPS TO BE REMOVED AND RELOCATED, ONE EXTRA PUMP AND CANOPY TO BE ADDED
EXISTING TRAFFIC DIVERSION REMOVED - REPAIR/PAVE AND NEW FLOW SIGNALS TO BE PROVIDED ON PAVEMENT
SHED TO BE REMOVED AND NORTHERLY CURBING AND PORTION OF EXISTING CURBING TO BE REMOVED & REPAVED
RELOCATE ENTRY DOORS FROM RIGHT OF STOREFRONT TO THE LEFT SIDE OF STORE FRONT

I, SYED KIRMANI, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

APRIL 01, 2025

Date


Owner's Signature

(845) 765-8507

Owner's Telephone Number

SYED KIRMANI, MEMBER

Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
1336 ROUTE 9 LLC			
Name of Action or Project: 1336 ROUTE 9 LLC			
Project Location (describe, and attach a location map): 1336 ROUTE 9, WAPPINGER, NY			
Brief Description of Proposed Action: - EXISTING GAS PUMPS TO BE REMOVED AND RELOCATED, ONE EXTER PUMP AND CANOPY TO BE ADDED - EXISTING TRAFFIC DIVERSION FROM/O OLD HOPEWELL ROAD REMOVED, REPAIR PAVE AND NEW TRAFFIC FLOW SIGNALS TO BE PROVIDED ON PAVEMENT - SHED TO BE REMOVED, NORTHERLY CURBING AND PORTION OF EXISTING CURBING TO BE REMOVED & RELOCATED - RELOCATE ENTRY DOORS FROM RIGHT OF STOREFRONT TO LEFT SIDE OF STOREFRONT			
Name of Applicant or Sponsor: 1336 ROUTE 9 LLC - REPRESENTATIVE MARK DOMBAL		Telephone: (845) 479-2848 E-Mail: MARKSNK@OUTLOOK.COM	
Address: 26 MILL PLAIN ROAD			
City/PO: DANBURY		State: CT	Zip Code: 06811
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS NEW YORK STATE DEPARTMENT OF TRANSPORTATION		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.679 acres	
b. Total acreage to be physically disturbed?		0.008 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.679 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>CONTINUE USING EXISTING WELL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>SEATIC SYSTEM EXISTING</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional			
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
If Yes, briefly describe: <u>DRY WELL</u>			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>MARK DOMBAL</u> Date: <u>APRIL 01, 2025</u> Signature: <u>Mark Dombal</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT