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## **MEMORANDUM**

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

Date: May 2, 2025

Subject: **Citco – Amended Site Plan**  
Tax Lots 6157-02-614569

As requested, we reviewed the application made by Mark Dombal, (the “Applicant”) for Amended Site Plan Approval.

### **The Property**

The subject property is approximately 0.68 acres, is located at 1336 Route 9, and identified as Tax Lot 6157-02-614569, and is in the HB Highway Business zoning district (“Site” or “Property”).

### **The Proposal**

The existing property has a gas station and convenience store. The Applicant is proposing to add one fueling pump and relocate the existing two fueling pumps, to relocate and modify the existing canopy to accommodate the additional pumps and relocated pumps, to remove an existing shed, to modify the existing lighting, to modify and relocate the doors of the existing convenience store, and to modify and repair the existing paving and curbing on site.

### **Submission**

The Applicant has submitted an application for site plan approval dated 1/31/25; a project narrative with no name or date; a narrative dated 4/1/25; a Short Environmental Assessment Form Part 1 dated 4/1/25; and a set of plans (3 sheets) generally entitled “1336 Route 9 LLC.” prepared by Anthony Sottile dated 12/18/24.

## **REVIEW COMMENTS**

1. Lighting. The Applicant is proposing changes to the existing lighting on Site by modifying the existing light poles and the existing canopy. A lighting plan should be provided detailing these changes including foot candle levels, a luminaire schedule including the BUG rating and color

temperature of the proposed lighting levels, the mounted height of the proposed luminaires, and the avoidance of light trespass. The Applicant should review Section 240-23 of the Town of Wappinger Zoning Code for more detailed information on the requirements.

2. Traffic.

- a. The proposed replacement of the access island at the Old Hopewell access should feature a mountable channelization island and a detail of the mountable curb proposed should be included.
- b. Parking spaces 6 and 7 do not provide the adequate 24' of space to back up on an exiting movement if the southernmost fueling position is occupied.
- c. The Applicant should confirm that the delivery vehicle will be a WB-50 as is used in the turning template analysis. Industry standards are for WB-62 or WB-67.

3. Truck Turning Template

- a. The proposed truck turning template shows that the movement depends on the fueling truck backing up into the entrance from Route 9 where a potential conflict with entering vehicles is likely.
- b. The truck turning template depends on vacancy of parking spaces 11, 12, and 13 for the movement to be possible.
- c. The truck turning template shows movement over the center island on Old Hopewell and blocks both westbound lanes and conflicts with eastbound traffic on Old Hopewell in the exit movement. The Dutchess County Department of Public Works has expressed the same concern in their letter dated April 23.

4. SEQRA. The Proposed Action is considered a Type II Action with respect to SEQRA and requires no further action.