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MEMORANDUM

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

Date: June 13, 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 comment response memo by Mark Dombal dated 5/22/25; a Short Environmental Assessment Form Part 1 dated 4/1/25; a set of turning template drawings (6 sheets) dated 5/16/25; and a set of plans (7 sheets) generally entitled “1336 Route 9 LLC.” prepared by Anthony Sottile dated 5/16/25.

REVIEW COMMENTS

1. Lighting. The Applicant is proposing changes to the existing lighting on Site by modifying one of the existing poles and the existing canopy.

- a. A photometric plan should be provided detailing the lighting levels across the Site in foot-candles demonstrating the proposed lighting conditions and how the proposed luminaires will interact with the existing lighting. The submitted plan is not sufficient for the analysis of the proposed lighting on the Site.
 - b. The height of the existing and proposed luminaires should be noted on the plans. Section 240-23 of the Town of Wappinger Zoning Code does not permit mounted heights above 15 feet without a waiver from the Planning Board.
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 - c. The proposed color temperature is 4000k. Section 240-23 of the Town of Wappinger Zoning Code does not permit color temperatures higher than 3000k without a waiver from the Planning Board. The color temperature of the existing lighting on the Site should also be noted.
 - d. The luminaries schedule notes 10 proposed luminaries and the plan only shows the location of 9 proposed luminaires. The Applicant should address this.
2. Traffic.
 - a. Car turning Template
 - i. The mountable access island at the Old Hopewell entrance should be designed in a way that passenger vehicles do not travel over the mountable area.
 - ii. Passenger car turning templates show multiple maneuvers around the tanker truck to reach the first pump or the northerly parking areas. There are potential conflicts of movement with vehicles backing up in close proximity to vehicles entering from U.S. Route 9.
 - b. Truck Turning Template
 - i. The fueling truck turning template shows a back up movement into entering cars from U.S. Route 9. This is not a desirable condition. It is also represented by the Applicant that it is an existing condition.
 - ii. The truck turning template should be revised to show the truck entering the site from the right most lane on U.S. Route 9.
 - iii. The truck turning template should be revised to show the exit movement from the Site to the right most lane on U.S. Route 9. The existing curb radii may need to be revised to accommodate this.
3. SEQRA. The Proposed Action is considered a Type II Action with respect to SEQRA and requires no further action.