

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Adult Medical Day Care

MEETING DATE: November 3, 2025

ACCOUNT NUMBER: 25-3527

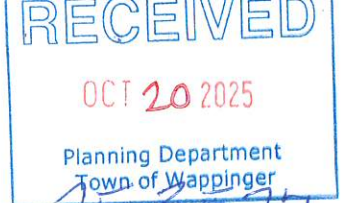
DATE PREPARED: October 23, 2025

☒ **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 PLANNING BOARD ENGINEER
 1 PLANNER TO THE TOWN
 1 PLANNING BOARD ATTORNEY
 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 TOWN OF WAPPINGER TOWN BOARD
 DUTCHESS COUNTY DEPT. OF PLANNING
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL PLANNING BOARD
 TOWN OF EAST FISHKILL PLANNING BOARD
 TOWN OF LAGRANGE PLANNING BOARD
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI

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



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-5521

Date Received: 10-20-25

Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: ADULT DAY CARE / RETAIL RENOVATION /

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

47 LOGAN'S WAY, HOPEWELL JNCN., NY 12533

Street

Town

State

Zip

SYED RIZVI, (845) 661-5604

IQBAL 7173@yahoo.com

Contact Person

Phone Number

Fax Number

EMAIL

NAME & ADDRESS OF OWNER (Corporation or Individual):

180 CARPENTER AVE, MIDDLETOWN, NY 10940

Street

Town

State

Zip

JON HABER (845) 692-6922

(845) 346-0016

Contact Person

Phone Number

Fax Number

EMAIL: JON@BLTOMUSIC.COM

Grid No. 6158-04-530446

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

Existing Use: 11,090 S.F. RETAIL STORE SELLING
MUSICAL INSTRUMENTS AND EQUIPMENT.

Proposed Use: 8,250 S.F. ADULT MEDICAL DAY CARE,
1,706 SF RETAIL TENANT #1, 1,134 S.F. RETAIL TENANT #2

Location of Property: 1676 ROUTE 9

Zoning District: HD ZONE

Acreage: 73,321 S.F. = 1.68 AC.

Anticipated No. of Employees: 12

Existing No. of Parking Spaces: 64 Proposed No. of Parking Spaces: 62

IQBAL COMMERCIAL, LLC

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

10/20/25

Date

(845) 661-6132

Owner's Telephone No.

Owner or representative's signature

SEEMA RIZVI, M.D. (PURCHASER)

Type Name and Title ***

47 LOGAN'S WAY, HOPEWELL JNCN., NY 12533

Owner's Address

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

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: 25-3527

Date: 10/20/25

Grid No.: 615B-04-530446

Zoning District: HD

Location of Project:

1676 RT. 9

Name of Applicant:

SYED RIZVI (IQBAL COMMERCIAL, LLC) (845) 661-5604
Print name and phone number

Description of

Project: CONVERSION OF BUILDING FROM RETAIL
TO ADULT DAY CARE USE WITH (2) RETAIL TENANTS

I JONATHAN HABER

, 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.

10/20/25
Date

[Signature]
Owner's Signature

(845) 692-6922
Owner's Telephone Number

Jonathan Haber Owner/President
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.