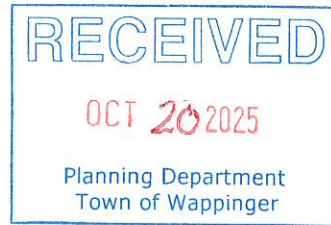


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October 20, 2025

Planning Board
Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Adult Medical Day Care / Medical Office / Retail Renovation
1676 Route 9
Wappingers Falls, NY

Dear Board Members,

Attached are drawings for a proposed Adult Medical Day Care Center with a Medical Office, and two Retail Tenants. The building is presently owned by Alto Music, a retail musical instrument store. My client is in contract to purchase the building. The proposed use of Adult Medical Day Care will consist of patients being transported to the facility via private van(s) at 9:00 a.m. each day. The Daycare / Medical facility will be open Monday through Friday 9 am - 5 pm. The retail tenants are unconfirmed at this time but hours will be limited to 6 am to 11 pm.

The building is an unsprinklered one-story, 11,090 s.f. steel and concrete block structure with a height of 22'-0". The building presently has 66 parking spaces, we are providing a total of 62 spaces since we added (2) handicapped spaces and converted one existing handicapped space to a handicapped van parking space. The proposed uses reduces the present retail parking load of 150 s.f. per space (74 required spaces total) since all patients will be transported via private van(s). We are calculating a total parking requirement of 50 spaces required using actual numbers provided by the owner for her uses, plus required parking for the retail component.

The facility will be owned and managed by Seema Rizvi, MD who will be onsite daily and will provide medical care to each patient as needed. Breakfast and lunch will be served at the facility and will consist of food brought in from an outside cafeteria. They will have warming ovens here and a dishwasher for cleaning the dishes, trays, and utensils. There will be roughly 8 staff members including nurses, administration, physical therapists, aides, and Dr. Rizvi.

The exterior will remain unchanged except for new signage that will be submitted for approval at a later date. The parking lot will be restriped where needed. The interior will have much of it's existing drywall office and support spaces with suspended ceilings remaining. The rest of the interiors will be gutted to create open spaces with moveable divider partitions. The proposed Adult Day Care is 8,250 s.f. and will have a maximum of 83 people. Dr. Rizvi will start with approximately 20 patients and gradually grow to 50

Proposed Adult Medical Day Care Center / Retail Stores
1676 Route 9
October 20, 2025
Page 2

patients. Retail Tenant #1 is 1,706 s.f. with a maximum occupancy of 29 people. Retail Tenant #2 is 1,134 s.f. with a maximum occupancy of 19 people.

We look forward to discussing this in more detail at the next Planning Board Meeting. Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Brodie". The signature is fluid and cursive, with a large initial "K" and "B".

Kevin Brodie, R.A.