

January 5, 2026

Meeting Date: January 5, 2026

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: **Adult Medical Day Care – Amended Site Plan**
1676 Route 9
Tax Parcel No: 6158-04-530446

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Cover letter/narrative, dated December 1, 2025.
- Application for Site Plan Approval, including Owner Consent Form, dated 10/20/2025.
- Short Environmental Assessment Form, dated 11/25/2025.
- Plan set (7 sheets) entitled “Adult Day Care / Retail Renovation for: Seema Rizvi, M.D.” including the following:
 - Title Page (A1.00), last revised 12/1/2025.
 - Site Plan (SP1.00), last revised 12/1/2025.
 - Demolition Floor Plan (D1.00), last revised 12/1/2025.
 - Construction Floor Plan (A2.00), last revised 12/1/2025.
 - Egress Plan (A3.00), last revised 12/1/2025.
 - Exterior Elevations, Building Section (A4.00), last revised 12/1/2025.
 - Exterior Elevations (A4.01), last revised 12/1/2025.

The above outlined documents were prepared by Kevin Brodie, Architect, 218 Spring Street, Monroe, NY 10950. Based upon our review of the information above we offer the following comments:

1. If available, the applicant should submit the previously approved site plan for the property for the Planning Board’s reference.
2. We recommend that the plans be circulated to the Fire Department and Emergency Services for review and comment.
3. Please include a map reference note indicating the source of the boundary and existing conditions information indicated on the site plan.

4. Please revise the site plan to include all items identified under Town Code Section § 240-84, including existing utilities and topography. If any waivers are being sought from these requirements, please identify them.
5. The property has a single main driveway entrance on a State Road (US Route 9). The New York State Department of Transportation (NYSDOT) should be included as in involved agency. The Applicant should confirm whether any improvements to the access, or any other areas within the NYSDOT ROW are proposed.
6. The project proposes to change the use of the property from retail store to day-care center. This use change indicates a probable increase in water and sewer demand for the property. The property does not appear to be in either the water district or sewer district of the Town of Wappinger. Based on the submitted materials, it is unclear how the property receives water and disposes of sewage. The applicant should contact the Dutchess County Behavioral and Community Health Department (DC BCHD or DCHD) for review and comment, and copy the Planning Board on all correspondence.
7. The property is located in the Highway Business (HB) Zone. Town of Wappinger Zoning Code §240-66.A stipulates that day-care centers are required to have a minimum lot area of 2.0 acres. The existing lot acreage is 1.66 acres. The Planning Board may wish to refer the applicant to the Town Zoning Board for approval of an area or use variance.
8. The plans shall demonstrate accessible pathways from the parking at the northwest corner of the lot to an existing drop curb, or a new drop curb shall be provided. This would require showing existing and proposed grading to demonstrate the required 2.0% maximum slopes on accessible pathways.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Christian R. Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.
Project Applicant