



411 Theodore Fremd Ave, Suite 206 South
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

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

Date: January 2, 2026

Subject: **Adult Medical Day Care – Amended Site Plan**
Tax Lots 6158-04-530446

As requested, we reviewed the application of Iqbal Commercial, LLC (the “Applicant”) for Amended Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6158-04-530446 on the Town of Wappinger Tax Assessment Maps. The property is located at 1676 Route 9. The subject property is 1.68 acres in size. The property is in the Highway Design (HD) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing a change in use from an existing 11,090 sf retail building into a combination of 8,250 sf of adult medical day care use, a 1,706 sf of retail/office space, and a 1,134 sf retail/office space. The Applicant proposes interior renovations, and a change to the existing 66 parking spaces to 62 parking spaces to accommodate additional handicapped parking and handicapped van parking (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 12/8/25; a Short Environmental assessment Form dated 11/26/25; a narrative dated 12/1/25 prepared by Kevin Brodie, R.A.; and a plan (7 pages) general titled “Adult Day Care and Retail Renovation” dated 12/1/25.

REVIEW COMMENTS

1. Parking Table. The existing site has 66 parking spaces, and the Applicant is proposing to reduce this number to 62 parking spaces to accommodate additional handicapped parking stalls. There is no proposed physical changes, only restriping of parking stalls. The parking table shows that 53 parking spaces are required by code.

2. Landscaping. The EAF form states that the only exterior changes are restriping of the parking stalls and landscaping. It is not clear from the plan if the landscaping shown is proposed or existing. The Applicant should clarify and the Applicant should add a landscape schedule to the plans demonstrating what the plantings shown represent.
3. Lighting. Certain elements of the existing lighting shown on Site do not comply with the current lighting regulations. A full lighting plan is not included in the submission. However, the exterior changes to the Site are limited and no changes to the lighting plan are proposed. We defer to the Planning Board with respect to this matter.
4. Sidewalks. As noted in the Dutchess County Department of Planning memo dated 12/11/25, There are existing sidewalks on the Project Site along Route 9 and Woodhill Green. The County recommends connecting the sidewalk along Route 9 to the walkway in front of the building. It should also be noted that the walkway in front of the building will not connect to the proposed office/retail spaces on the north side of the building. The Applicant and the Planning Board should discuss the potential for additional pedestrian infrastructure on the Site.
5. SEQRA. The Application is considered to be a Type II action with respect to SEQRA. No further SEQRA action is required.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc:

Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE.