DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: Town of Wappinger, Planning Board **Project Name**: Wappinger Fresh Market - Amended Site Plan **Action**: Site Plan **Applicant**: Wilson Narvaez - 1604 Route 9 LLC **Property Address**: 1604 Route 9, Wappinger, NY 12590 **Lot Number(s)**: 542293	**Referral #**: ZR26-191 **Date Received**: 9/23/2026 **Date Requested**: 10/19/2026 **Date Issued**: 10/19/2026
Reviewer: Dillon, Tara	**Signed:** Tara Dillon

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

NOTICE OF INCOMPLETE SUBMITTAL: The Department has determined the submittal is incomplete per the reasons outlined below. The municipality must resubmit this application when it is considered complete for review.

ACTION
The applicant seeks site plan approval to covert existing retail space to a grocery store, including a building addition and associated site improvements.

PRELIMINARY COMMENTS
Although the application is considered incomplete for review, we offer the following preliminary comments for consideration.

Signage and lighting details were not provided. We encourage the applicant to submit lighting and signage plans that conform to the code. A site plan showing existing conditions would also help clarify proposed changes.

Access: The site plan shows changes to the two-way access on County Route 104 (New Hackensack Road). The existing layout includes one entrance and two exit lanes; the proposal shows one exit lane. This appears to be an improvement but should be explicitly detailed on the plan.

The board and applicant should evaluate whether additional access changes are warranted. With the drive-through pharmacy removed, the one-way ingress on CR 104 may no longer be needed; closing it and extending the sidewalk would improve pedestrian and vehicular safety. The separate ingress and egress on Route 9 may also merit review. Where access points are retained, the board may request that existing curb ramps be upgraded to current ADA standards, including the installation of tactile warning strips, and oriented to better align with driveway crossings. Crosswalks shown in the rendering should be added or clarified on the site plan.

Although likely outside the applicant's scope, this location presents an opportunity to discuss pedestrian safety improvements at the Route 9/CR 104 intersection with NYSDOT. There currently exists only one crosswalk on the south leg of the intersection. Adding crosswalks on the other legs, especially the eastern leg, would greatly improve pedestrian safety.

Any work along CR 104 must be reviewed and permitted by the Dutchess County Department of Public Works, including completion of a Complete Streets checklist. Any changes along Route 9 should be coordinated with NYSDOT.

Parking: According to the plan notes, the site contains 65 existing parking spaces, with 24 additional spaces proposed (79 total). This total appears higher than necessary. We recommend maintaining parking at the existing level rather than expanding it.

Transit: A bus stop exists along the Route 9 frontage. The board may consider requesting a shelter or seating for transit users, coordinated with the Dutchess County Department of Public Transit.