

MEMORANDUM

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

Date: October 30, 2020

Subject: **Poughkeepsie Nissan – Lot Line Amendment and Amended Site Plan Review**
Tax Lots 6157-02-607815 & 607850

As requested, we reviewed the applications of Maric LLC (the “Owner” and “Applicant”) for Preliminary Subdivision Plat (Lot Line Amendment) and Amended Site Development Plan Approvals.

The Properties

The subject properties are known as Tax Lots 6157-02-607850 (Lot 1) and 6157-02-607815 (Lot 2) on the Town of Wappinger Tax Assessment Maps and have frontages on Route 9 and Sergeant Palmateer Way within a Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to convey a 0.039-acre portion of Lot 1 to Lot 2 and convey a 0.320-acre portion of Lot 2 to Lot 1. The portion of Lot 2 to be conveyed to Lot 1 contains a 28-space parking area and 2 display parking spaces. No other site improvements are proposed with the Amended Site Development Plan application (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Preliminary Subdivision Approval dated 9/10/20; an Application for Site Plan Approval dated 9/16/20; a Short Environmental Assessment Form (Short EAF) dated 9/8/20; and the following plans generally entitled “Poughkeepsie Nissan” prepared by Lawrence J. Paggi, PE, last revised 10/9/20:

1. Sheet 1 of 2, “Cover Sheet,”
2. Sheet 2 of 2, “Lot Line Realignment,”
3. Sheet C-1, “Amended Site Plan.”

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Lot Line Realignment.
 - a. Based on the Site Data table, Lot 1 has existing non-conformities for lot area, front yard setback, maximum impervious surface, and minimum landscaped open space. Lot 2 has an existing non-conforming front yard setback. We defer to the Zoning Administrator as to whether variances will be necessary for these requirements.
 - b. The proposed access easements will need to be reviewed by the Town Attorney.
2. Sight Distance. We defer to the Town Superintendent of Highways and the Town Engineer with respect to sight distance measurements for the existing driveway.
3. Lighting. At the October 5, 2020 Planning Board meeting, the Board requested that the Applicant provide information on the lighting on the site to demonstrate conformance with revised lighting standards being drafted by the Town. The Applicant has requested that photometric information be provided as a condition of any site plan approval that may be granted.
4. SEQRA. The Proposed Action is considered a Type II action pursuant to SEQRA.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

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