

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Subaru of Wappinger – Amended Site Plan

MEETING DATE: March 7, 2022

ACCOUNT NUMBER: 22-3455 (Site Plan and 22-4098 (Special Use Permit)

DATE PREPARED: February 14, 2022

 X SITE PLAN X SPECIAL USE PERMIT SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

 1 TOWN FILE

 7 TOWN OF WAPPINGER PLANNING BOARD

 1 ENGINEER TO THE TOWN

 1 PLANNER TO THE TOWN

 1 ATTORNEY TO THE TOWN

 HIGHWAY SUPERINTENDENT

 1 FIRE PREVENTION BUREAU

 RECREATION

 ARMY CORP. OF ENGINEERS

 1 DUTCHESS COUNTY DEPT. OF PLANNING

 1 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS

 NEW YORK STATE DEPT. OF TRANSPORTATION

 1 DUTCHESS COUNTY DEPT. OF HEALTH

 1 DUTCHESS COUNTY SOIL & WATER

 NYS DEPT OF D.E.C

 TOWN OF FISHKILL

 TOWN OF EAST FISHKILL

 TOWN OF LAGRANGE

 VILLAGE OF WAPPINGER PLANNING BOARD

 BUILDING INSPECTOR

 1 ZONING ADMINISTRATOR-BARBARA ROBERTI

 TOWN CLERK

 CAMO POLUTION

 STORM WATER MANAGEMENT (WALTER ARTUS)

 CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

RECEIVED

FEB 09 2022

Planning Department
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD

Application No. 22-3455

Date Received: 2-9-22

Fee Received: \$750.00

Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Subaru of Wappinger Amended Site Plan

Location of Property: 1162 US Route 9, Town of Wappinger, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

MWF, LLC
7 Industrial Ave Manwah 07430
50 Williams Dr. Ramsey New Jersey 07446
Street Town State Zip
Christopher Turner, Prestige Family of Fine Cars ph # 201-267-8700 cturner@prestigeops.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

MWF, LLC
7 Industrial Ave Manwah 07430
985 Route 17 Ramsey New Jersey 07446
Street Town State Zip
MWF LLC (Applicant and Owner are the same. Prestige is part of MWF LLC) - same info as above.
Contact Person Phone Number Email

Grid No. 135689-6157-04-659168-0000

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Subaru Dealership, not yet operational

Proposed Use: Subaru dealership with proposed 11,409-SF addition, repaving and reconfiguring of vehicular connections to the new 3,840-SF showroom for new and used car inventory and customer parking.

Existing Sq. Footage: 18,750 SF Use: Car dealership

Proposed Sq. footage: 30,159 SF Use: Proposed Subaru car dealership where former car dealership is located, proposed 11,409-SF addition, repaving and reconfiguring vehicular connections to the new 3,840-SF showroom for new and used car inventory and customer parking.

Location of Property: 1162 US Route 9, Town of Wappinger, NY 12590

Zoning District: HB Acreage: 6.3 acres

Anticipated No. of Employees: 40

Existing No. of Parking Spaces: 409

Proposed No. of Parking Spaces: 437

MWF LLC

Type Name (Corporation, LLC, Individual, etc.)

2/7/22

Date

ph # 201-267-8700

Owner's Telephone No.

Owner or representative's signature

Christopher Turoc, President

Type Name and Title ***

985 Route 17, Ramsey, New Jersey

07446

Owner's Address

7 Industrial Ave
Manwah, NJ 07430

*****If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☒.

- **Application Fees are non-refundable.**

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. 22-3455

Date Received: 2-9-22

Fee Received: \$500.00

Escrow Received:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF:

PROJECT NAME

Subaru of Wappinger - Amended Site Plan

GRID NO.

135689-6157-04-659168-0000

ZONING DISTRICT HB

PROPERTY LOCATION

1162 US Route 9, Town of Wappinger, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

<u>7 Industrial Ave</u> 50 Williams Drive	<u>Manwan</u> Ramsey	New Jersey	<u>07430</u> 07446
Street	Town	State	Zip
Christopher Turner, Prestige Family of Fine Cars	ph # 201-267-8700	cturner@prestigeops.com	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

<u>7 Industrial Ave</u> 985 Route 17	<u>Manwan</u> Ramsey	New Jersey	<u>07430</u> 07446
Street	Town	State	Zip
MWF LLC	ph # 201-267-8700	cturner@prestigeops.com	
Contact Person	Phone Number	Email	

Pursuant to section(s): ZS 240-67

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE ~~PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID~~ PARCEL.

III.

MAP TITLED: Subaru Dealership

PREPARED BY: The Chazen Companies

DATED: 2/7/2022

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

See Special Use Permit Narrative (enclosed separately)

Continued page 2 for Special Use Permit

MWF LLC

Type Name (Corporation, LLC, Individual, etc.)

2/7/22

Date

ph # 201-267-8700

Owner's Telephone No.

Owner or representative's signature

Type Name and Title

985 Route 17, Ramsey, NJ 07446

Owner's Address

7 Industrial Ave
Manwah, NJ 07430

*****If this is a Corporation or LLC please provide documentation of authority to sign.**

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- **THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.**
- **APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.**

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 22-3455

Date: 2/7/22

Grid No.: 135689-6157-04-659168-0000

Zoning District: HB

Location of Project:

1162 US Route 9, Town of Wappinger, Dutchess County, NY 12590

Name of Applicant:

Christopher Turner, Prestige Family of Fine Cars (Prestige)

Print name and phone number

Description of

Project: The Applicant, Prestige Family of Fine Cars (Prestige), is seeking amended site plan and amended special use permit approval from the Town Planning Board to begin operating the new 18,750 SF Subaru dealership, located at 1162 US Route 9 (Tax Parcel 6157-04-659168), in the Town of Wappinger, Dutchess County, and construct an 11,409 SF addition for additional motor vehicle service and parts storage (see Figures 1 and 2). The Applicant previously received site plan approval for the project on May 6, 2021 to install display areas and to update signage to Subaru. The project site is located on a 6.3-acre parcel within the Highway Business (HB) Zoning District. A motor vehicle sales establishment is permitted per Zoning Section (ZS) 240-67 with a special use permit and site plan approval by the Planning Board. The proposed project entails constructing the proposed 11,049 SF addition, repaving and reconfiguring vehicular connections to the new 3,840 SF showroom for new and used car inventory and customer parking. The access serving the facility will not be changed. The facility is proposed to operate from 9AM to 7PM Mondays-Thursdays, 9AM to 6PM on Fridays, and 9AM to 5PM on Saturdays. The facility is anticipated to have 40 employees on-site, similar to the previous dealership. The proposed ground disturbance will be 0.84 acres.

I, MWF LLC, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

2/7/22

Date

Owner's Signature

ph # 201-267-8700

Owner's Telephone Number

Christopher Turner, President
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.