

1.0 PROJECT DESCRIPTION

1.1 Introduction

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 Subaru dealership and construct an 11,409 SF addition for additional motor vehicle service and parts storage. The project site is located at 1162 US Route 9 (Tax Parcel 6157-04-659168), in the Town of Wappinger, Dutchess County (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 install Subaru signage. 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 an 11,049 SF addition, which includes a 9,703 SF expansion to the motor vehicle service and parts storage area and a 1,346 SF expansion to the customer showroom area. The project also includes a new washbay, repaving and reconfiguring vehicular connections to the expanded showroom for new and used car inventory and customer parking. The building expansion will occur to the south and east sides of the building and additional parking and circulation area will be constructed to the north, east, and south sides of the property. No changes are proposed to the west side of the property that faces NYS Route 9. The access serving the facility will not be changed. The new facility will include 437 parking spaces to be used for customer, employee, service, and inventory needs.

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 existing septic system was built for 40 employees and the new dealership will maintain the same number. The proposed ground disturbance will be 0.84 acres.

1.2 Additional Approvals, Consultations and Referrals

The following approvals are required for the implementation of the proposed project:

1. Amended special use permit by the Town Planning Board;
2. Amended site plan approval by the Town Planning Board;
3. Referral to Dutchess County Department of Planning and Development'
4. Approval of upgrades to sanitary facilities by Dutchess County Department of Health