

## *Special Use Permit Narrative*



***Wappinger Subaru***  
***1162 US Route 9***

Town of Wappinger  
Dutchess County, New York

*Issued: February 7, 2022*

*Prepared for:*  
Prestige Family of Fine  
Cars  
50 Williams Drive  
Ramsey, NJ 07446

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*LaBella Project No.*  
*CZ82136.00*

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## 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 Special Use Permit:

The project site is located within the Highway Business (BH) Zoning District and 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.

Zoning Section 240-67 includes the following requirements:

*A. The minimum lot area shall be three acres.*

The project complies. The site is 6.31 acres.

*B. Ten visitor parking spaces, plus two parking spaces for each three employees, shall be provided. Vehicles awaiting repairs shall be located in an area that is screened from public view.*

The project complies. Twenty-four parking spaces are provided for customers; 40 spaces are provided for employees, which would require 29 spaces ((40

employees/3) x2). The project will comply with landscaping and screening requirements.

*C. Overhead garage doors providing access to maintenance and repair facilities shall not be located facing any street and shall be visually buffered from surrounding residential districts.*

The project does not include overhead garage doors providing access to maintenance and repair facilities. What appears to be garage doors on Google streetview, is a service entry with no view of garage or repair activities. Customers enter and drop cars under the roofed area. That area is being extended rearward as part of the expansion, but it is not an entry to garage or service area. Therefore, it is anticipated that it complies.

*D. It has been determined by the Wappinger Town Board that large unbuffered expanses of parked, stored and/or displayed vehicles represent an impairment to the visual environment of the Town. The Town Board's purpose in promulgating the following provisions is to minimize such impairment while balancing the rights of the business community with those of the general public. The number of vehicles on any given site shall not exceed a maximum of 70 per gross acre; this maximum density pertains to all vehicles on the site, including but not limited to display, storage, repair, customer and employee vehicles. Said vehicles shall be confined to the portions of the site designated for them on the approved site plan. Further, the parking, storage and display of vehicles along the site's roadway frontage(s) shall not exceed a maximum of one vehicle for every 40 feet of frontage. The densities of vehicles specified in this section may be achieved if, in the Planning Board's opinion, the site can accommodate such densities without resulting in adverse visual impact; the site characteristics to be evaluated in this regard shall include but not necessarily be limited to the size and shape of the lot, the size and shape of the building, existing and proposed vegetation and the site's topography. The Planning Board shall also have the authority to require berming and/or substantial year-round vegetative screening along the site's frontage(s) where the Board deems that a sufficient display of vehicles is achieved. Further, the Planning Board shall have the authority to determine whether any outdoor lifts for the parking, display or storage of vehicles shall be permitted.*

The project complies. The site design provides for 437 vehicles on site where 441 vehicles would be permitted. The Applicant received site plan approval on May 6, 2021 to install display areas. The currently proposed project includes building expansion to the south and east sides of the building and additional parking and circulation 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.

*E. All automobile parts, partially dismantled motor vehicles or similar articles shall be stored within a building. All repair and service work shall be conducted entirely within either a building or, where deemed appropriate by the Planning Board due to such factors as the size of the property involved and/or its location, shall be conducted entirely within a fenced-in area in which such work is visually screened from all adjoining properties and roadways. Vehicles requiring such work shall not be stored outdoors for a period exceeding 14 days, unless such vehicles are entirely located within a fenced-in area and are visually screened from all adjoining properties and roadways.*

The project will comply.

*F. Use of a building for residence or sleeping quarters shall not be permitted.*

The project does not include a residence or sleeping quarters.

*G. Notwithstanding requirements to the contrary, the sale of small motor vehicles less than 1,500 pounds' gross weight, such as go-carts, jet skis, and motorcycles, shall be permitted and regulated as a retail use, provided there is no outdoor storage; the floor area for the use is less than 5,000 square feet; and, with the exception of the minimum acreage requirements, the use meets all other requirements of § 240-67.*

The project does not include the sale of small motor vehicles less than 1,500 pounds' gross weight.

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