

MEMORANDUM

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

Date: March 2, 2022

Subject: **MWF, LLC Subaru – Amended Site Plan and Special Permit**
Tax Lot 6157-04-659168

As requested, we reviewed the application of MWF, LLC (the “Applicant” and the “Owner”) for Amended Site Plan Approval and Special Permit Approval.

The Property

The subject property is a 6.4-acre lot located at 1162 US Route 9, and is designated as tax lot 6157-04-659168 on the Town of Wappinger tax maps and is located within the HB Highway Business District (the “Subject Property” or “Site”).

The Proposal

The Applicant seeks to make minor improvements to the existing Subject Property by developing a 11,049 SF addition including a 9,703 SF expansion for motor Vehicle service and parts storage as well as a 1,346 SF expansion to the existing showroom. The Applicant also proposes reconfiguring the surrounding vehicle circulation, storage, and parking areas for a total of 437 parking spaces (up from 409) In addition, the proposes a special permit for the operation of the new Auto sales establishment (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Amended Site Plan Approval dated 2/7/22; an Application for Special Permit Approval dated 2/7/22; a Full Environmental Assessment Form (FEAF) dated 2/7/22; and the following plans generally entitled, “Wappinger Subaru,” prepared by Chazen Companies, dated 2/7/22:

1. Sheet G001, “Title Sheet”
2. Sheet G002, “Notes & Legends”
3. Sheet SV1, “Existing Conditions” dated 11/16/21
4. Sheet C120, “Demolition Plan”
5. Sheet C130, “Site Plan”
6. Sheet C160, “Grading and Utility and Erosion and Sediment Control Plan”
7. Sheet C530, “Site Details”

8. Sheet C540, "Storm Sewer Details"
9. Sheet C550, "Erosion and Sediment Control Details"
10. Sheet C551, "Erosion and Sediment Control Notes"

We offer the following comments for your consideration.

REVIEW COMMENTS

1. SEQRA. The Proposed Action is considered an Unlisted action pursuant to SEQRA. The Planning Board should consider if they would like to proceed with a coordinated or uncoordinated review and if they would like to serve as Lead Agency in a coordinated review.
2. Environmental. The Applicant should add conservation notes regarding the Indiana Bat and Blanding Turtle protections to the plans. Any further correspondence with the NYSDEC should be forwarded to the Town for the record and the Applicant should clarify if any tree clearing will be required for the Proposed Action.
3. Bulk Table. The Bulk Table does not show existing or proposed values for the minimum landscaped open space line. This should be rectified.
4. Parking. The parking calculations should be revised as the numbers do not add up and it appears the parking requirements for the use may have been misinterpreted. The employee parking appears to be calculated correctly at 27. There is the addition of 10 customer parking spaces, 190 inventory spaces, and 180 'employee controlled' spaces (It is unclear what the difference between the last two types of spaces is). Then it appears another 40 employee spaces are added in with a total of 435 spaces which is not the sum nor does it match the total number of spaces described in the narrative.

Additionally, the proposed parking dimensions in the rear of the property do not comply with Section 240-96 of the Zoning Law. The proposed parking appears to follow a condensed form for vehicle storage. The existing Site features a similar dimensional design but would be modified as proposed. The Applicant should clearly show on the plans what spaces are proposed for what purposes. If the Planning Board would like to approve deviations from the dimensional regulations of Section 240-96, a waiver will need to be granted.

5. Lighting & Landscaping. We are curious if any additional lighting or landscaping is proposed or if there are changes to the existing lighting or landscaping required for the proposed changes.

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

Sarah Brown, AICP
Principle Planner

Malcolm Simpson
Planner

cc: James Horan, Esq.
Barbara Roberti
Jon Bodendorf, PE
Michael Sheehan
Krithika Prabhakaran (Agent of the Applicant)

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