

## **MEMORANDUM**

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

Date: April 13, 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 last revised 3/25/22; a letter prepared by Ecological Solutions, LLC dated 3/25/22; a comment response memo prepared by Chazen Companies dated 3/25/22; and the following plans generally entitled, “Wappinger Subaru,” prepared by Chazen Companies, dated 3/21/22:

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 C131, "Vehicle Maneuvering Plan"
7. Sheet C160, "Grading and Utility and Erosion and Sediment Control Plan"
8. Sheet C530, "Site Details"
9. Sheet C180, "Landscape Plan"
10. Sheet C190, "Photometric Plan"
11. Sheet C530, "Site Details"
12. Sheet C540, "Storm Sewer Details"
13. Sheet C550, "Erosion and Sediment Control Details"
14. 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 has added conservation notes regarding the Indiana Bat to the plans and provided a biologist report from Mike Nowicki of Ecological Solutions stating that there is no potential habitat on-site for the Blanding's Turtle and no impacts would occur. The Applicant should have this verified by the New York State Department of Environmental Conservation. Any further correspondence with the NYSDEC should be forwarded to the Town for the record.
3. Parking. The parking calculations have been clarified. The Applicant is requesting a waiver for certain reductions in parking dimensions for inventory spaces similar to the Mini Cooper Dealership Site Plan of 2015. If the Planning Board would like to approve deviations from the dimensional regulations of Section 240-96, a waiver can be granted at their discretion.
4. Landscaping. The Landscaping plan shows 11 existing trees to be maintained along the north parking lot extension line and 8 existing trees to be moved along the same line. The note on the landscaping plan states that the trees would be relocated by a landscape architect and that a certified arborist shall inspect the trees prior to their relocation to provide guidance. The note should be expanded to include language confirming that any trees lost during construction and relocation will be replaced in kind. We are also curious what type and size of trees are being proposed for relocation and preservation.
5. Lighting.
  - a. The Lighting plan appears to show multiple proposed fixtures at 4000k color temperature. It is unclear if these are existing lights proposed to be moved or new

fixtures. Typically, the Planning Board does not recommend color temperatures in excess of 3000k.

- b. The Applicant should include the BUG ratings of the new proposed light fixtures in the lighting schedule.
- c. The lighting statistics shows an average of 2 fc and a max of 5 fc in the South Parking Area with an average of 1.7 fc and a max of 6 fc in the West Parking Area. Six footcandles is higher than the Planning Board would recommend. Typically, the Planning Board has asked Applicants to avoid hotspots in excess of 5 fc.

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)