

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**Architectural Review Only**

**PROJECT NAME:** Mid Hudson Subaru Signage

**MEETING DATE:** April 17, 2023

**ACCOUNT NUMBER:** 23-3473

**DATE PREPARED:** April 11, 2023

☒ **SITE PLAN**    ☐ **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**  
    **TOWN OF WAPPINGER TOWN BOARD**  
    **DUTCHESS COUNTY DEPT. OF PLANNING**  
    **NEW YORK STATE DEPT. OF TRANSPORTATION**  
    **DUTCHESS COUNTY DEPT. OF HEALTH**  
    **DUTCHESS COUNTY SOIL & WATER**  
    **NYS DEPT OF D.E.C**  
    **TOWN OF FISHKILL PLANNING BOARD**  
    **TOWN OF EAST FISHKILL PLANNING BOARD**  
    **TOWN OF LAGRANGE PLANNING BOARD**  
    **VILLAGE OF WAPPINGER PLANNING BOARD**  
    **BUILDING INSPECTOR**  
1 **ZONING ADMINISTRATOR-BARBARA ROBERTI**

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

April 3, 2023

Ms. Bea Ogunti  
Town of Wappinger  
20 Middlebush Road  
Wappingers Falls, NY 12590



**RE: Mid Hudson Subaru Signage  
Prestige Family of Fine Cars  
1162 Route 9  
Wappingers Falls, NY 12590**

Dear Ms. Ogunti:

The applicant, Prestige Family of Fine Cars, seeks to relocate the current site signage to a more desirable location on the site and replace it with a larger sign.

The current pylon sign is 24 square feet and stands at 15 feet tall. The applicant is proposing a 50 square foot pylon sign at 20 feet tall. The applicant is proposing a relocation of the sign to the left of the entrance as depicted on the enclosed Site Plan (LaBella Associates) as well as the detailed elevation drawing (Philadelphia Sign) which can be found in this submittal package.

The purpose of this relocation and replacement is to improve visibility of the Subaru signage from Route 9. With relocation, vehicular safety will be improved because the current sign causes confusion and drivers have difficulty determining the correct access driveway. For example, customers have routinely entered the Valvoline Oil facility next door and been forced to exit back onto Route 9 to get back to the Subaru facility.

It is understood that an area variance by the Zoning Board of Appeals will be required based on the size and height allowance for signs in the district. An application for Minor Architectural Review is also enclosed.

Respectfully submitted,

**LaBella Associates**

***Brittany Micheline***

Brittany Micheline  
Project Coordinator



TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-3473  
Date Received: 4-4-23  
Fee Received: \$150.00

**APPLICATION FOR MINOR ARCHITECTURAL REVIEW**  
**(NO ESCROW TAKEN)**

**TITLE OF PROJECT:** Mid Hudson Subaru Signage

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

**NAME & ADDRESS OF APPLICANT (Corporation or Individual):**

1162 Route 9 Town of Wappinger NY 12590

Street Town State Zip

Christopher Turner, Owner, Prestige Family of Fine Cars (201) 267-8700

Contact Person Phone Number Fax Number

**NAME & ADDRESS OF OWNER (Corporation or Individual):**

7 Industrial Drive Mahwah NJ 07430

Street Town State Zip

MWF LLC (Applicant and Owner are the same. Prestige is part of MWF LLC) (201) 267-8700

Contact Person Phone Number Fax Number

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

**Please specify use or uses of building.**

**Existing Design:** Auto Dealer

**Proposed Change to exterior of building or Signage:** \_\_\_\_\_

Replace and relocate pylon sign

**Materials to be used:** Double-faced, illuminated pylon sign

**Proposed cost of construction:** \$10,000

**Zoning District:** HB **Acreage:** 6.3 acres

**Existing No. of Parking Spaces:** 430 **Proposed No. of Parking Spaces:** 430  
LLC

**Type Name (Corporation, LLC, Individual, etc.)** \_\_\_\_\_

3/28/23

**Date** 201-694-2519

**Owner's Telephone No.**

TERENCE MCGOULMAN/GM  
**Owner or representative's signature**

**Type Name and Title \*\*\***

7 INDUSTRIAL AVE, MAHWAH NJ 07430

**Owner's Address**

TOWN OF WAPPINGER PLANNING BOARD  
ARCHITECTURAL REVIEW

Appl. #: \_\_\_\_\_  
Date: \_\_\_\_\_

PROJECT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DATE OF PLANNING BOARD MEETING: \_\_\_\_\_

PROJECT CONSISTS OF THE FOLLOWING:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

MOTION MOVED BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

CONDITIONS:

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\_\_\_\_\_  
BEA OGUNTI, SECRETARY  
TOWN OF WAPPINGER PLANNING BOARD SECRETARY