

3 Van Wyck Lane  
Wappingers Falls, New York 12590  
Phone: 845-223-3202

September 9, 2025

Town of Wappingers Zoning Board of Appeals  
20 Middlebush Road  
Wappingers Falls, NY 12590



**Re: Hudson Valley Volkswagen  
Variance application  
1148 Rte. 9, Wappingers Falls, NY  
Town of Wappingers**

Dear Zoning Board of Appeals Chair and members:

The purpose of this narrative is to describe the proposed modifications to the Hudson Valley Volkswagen site plan and the need for a 2% maximum impervious surface variance and a 2% minimum landscaping variance. The project consists of a 4.57-acre parcel located at 1148 Rte. 9, Wappingers Falls, NY. The site currently consists of two existing motor vehicle sales and service centers with vehicle displays/storage located at the rear of the parcel. The applicant wishes to acquire reapproval of the previously approved site development plan in addition to the proposed 3,401 S.F. service build out, a 520 S.F. showroom build out and a 1,328 S.F. proposed enclosed service drive as part of this application. The requested variances are required because the applicant is proposing to convert a stormwater retention pond into a parking area to be used as an inventory storage area to help alleviate the need to park in undesignated areas.

We are requesting to be placed on the September 23, 2025, Zoning Board of Appeals agenda for discussion.

As always, should you have any questions please do not hesitate to call me.

A handwritten signature in black ink, appearing to read "Mark A. Day".

Very truly yours,

Mark A. Day, P.E.

Cc: file

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Application for an Area Variance

Appeal No.: 25-7861 Date: 9-5-25

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), HVA REALTY, LLC, SEAN COUGHLIN residing at 251 MAIN STREET, ELMSFORD, NY 10523  
, (phone) 845-222-8964, hereby,  
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,  
dated 8-29-25 TOWN PLANNER LETTER and do hereby apply for an area variance(s).

Premises located at: 1148-1152 ROUTE 9, WAPPINGERS FALLS, NY 12590

Tax Grid No.: 135689-6157-04-690127

Zoning District: H-B HIGHWAY BUSINESS

1. Record Owner of Property:

HVA REALTY, LLC, SEAN COUGHLIN

Address: 251 E MAIN STREET, ELMSFORD, NEW YORK 10523

Phone Number: 845-222-8964

Owner Consent dated: 9/17/25

Signature: 

Print Name: SEAN COUGHLIN

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

CHAPTER 240 ATTACHMENT 4 - 2% MINIMUM LANDSCAPED OPEN SPACE 240-37

*(Indicate Article, Section, Subsection and Paragraph)*

Required: 25 % MINIMUM LANDSCAPING OPEN SPACE REQUIRED

Applicant(s) can provide: 23% PROVIDED LANDSCAPING OPEN SPACE

Thus requesting: 2% LANDSCAPING OPEN SPACE

To allow: 23 % LANDSCAPING OPEN SPACE



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**Variance No. 2**

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-37 CHAPTER 240 ATTACHMENT 4 - 2% MAXIMUM IMPERVIOUS SURFACE  
(Indicate Article, Section, Subsection and Paragraph)

Required: MAXIMUM 75% IMPERVIOUS SURFACE

Applicant(s) can provide: 77% IMPERVIOUS SURFACE

Thus requesting: 2% MAXIMUM IMPERVIOUS SURFACE

To allow: 77% IMPERVIOUS SURFACE

**3. Reason for Appeal** (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

- A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

THE VARIANCE WILL NOT CREATE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE  
NEIGHBORHOOD BECAUSE THE SITE IS EXISTING AND CONSISTENT WITH THE SURROUNDING  
BUSINESSES.

- B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

THE REQUESTED VARIANCES ARE REQUIRED BECAUSE THE APPLICANT IS PROPOSING TO CONVERT A STORMWATER  
RETENSION POND INTO A PARKING AREA TO BE USED AS INVENTORY STORAGE AREA TO HELP ALLEVIATE  
THE NEED TO PARK IN UNDESIGNATED AREAS

- C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

THE VARAINCE IS NOT SEEN AS SUBSTANTIAL BECAUSE THE APPLICANT IS ONLY REQUESTING 5% IN EACH CASE

- D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

THE VARIANCE WILL NOT HAVE AN ADVERSE IMPACT ON THE PHYSICAL OR ENVIRONMENTAL  
CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE THE APPLICANT IS ONLY REQUESTING TWO 5 %  
VARIANCES. THE PROPOSAL IS AN EXISTING CAR DEALERSHIP AND IS CONSISTENT WITH THE SURROUNDING  
STRUCTURES.

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**E. How did your need for an area variance(s) come about? Is your difficulty self-created?  
Please explain your answer in detail.**

THE NEED FOR THE VARIANCE CAME ABOUT BECAUSE THE APPLICANT IS PROPOSING TO CONVERT AN EXISTING STORMWATER RETENSION POND INTO A PARKING AREA FOR INVENTORY STORAGE. THE AREA VARIANCE REQUIREMENT IS SEEN AS SELF CREATED BECAUSE THE SITE IS AN EXISTING CAR DEALERSHIP WITH THE NEED FOR MORE INVENTORY STORAGE.

**F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.**


THE PROPERTY IS NOT SEEN AS UNIQUE BECAUSE IT IS LOCATED ON ROUTE 9 ALONG WITH MANY OTHER CAR DEALERSHIPS AND COMMERCIAL USES.

**4. List of attachments (*Check applicable information*)**

- ( ) Survey dated: \_\_\_\_\_, Last revised \_\_\_\_\_ and  
Prepared by: \_\_\_\_\_.
- ( ) Plot Plan dated: \_\_\_\_\_.
- ( ) Photos
- (x) Drawings dated: 9-8-25.
- (x) Letter of Communication which resulted in application to the ZBA.  
(e.g., recommendation from the Planning Board/Zoning Denial)  
Letter from: H & H, MALCOLM SIMPSON Dated: 8-29-25
- ( ) Other (*Please list*): \_\_\_\_\_

**5. Signature and Verification**

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE:   
(Appellant)

DATED: 9/5/2025

SIGNATURE: \_\_\_\_\_  
(If more than one Appellant)

DATED: \_\_\_\_\_

**FOR OFFICE USE ONLY**

1. THE REQUESTED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. ☐ **YES** / ☐ **NO**, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE ☐ **IS (ARE)** / ☐ **IS (ARE)** NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) ☐ **IS** ( ☐ **ARE**) NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY ☐ **IS** / ☐ **IS NOT** SELF-CREATED.

**CONCLUSION:** THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS  
☐ **GRANTED**      ☐ **DENIED**

**CONDITIONS / STIPULATIONS:** The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

☐ **FINDINGS & FACTS ATTACHED.**

**DATED:** \_\_\_\_\_

ZONING BOARD OF APPEALS  
TOWN OF WAPPINGER, NEW YORK

**BY:** \_\_\_\_\_  
(Chairman)

**PRINT:** \_\_\_\_\_





### Owner Consent Form

Project No:

25-7861

Date: 9-5-25

Grid No.:

135689-6157-04-690127

Zoning District: H-B HIGHWAY BUSINESS

Location of Project:

1148-1152 ROUTE 9, WAPPINGERS FALLS, NY 12590

Name of Applicant:

HVA REALTY, LLC, 845-222-8964

Print name and phone number

#### Description of

**Project:** THE APPLICANT WISHES TO CONVERT AN EXISTING STORMWATER RETENTION POND INTO A PARKING AREA TO BE USED AS VEHICLE INVENTORY STORAGE. AN UNDERGROUND INFILTRATION BASIN WILL BE UTILIZED TO MITIGATE STORMWATER RUNOFF. THE APPLICANT IS ALSO PROPOSING A 3,401 S.F. SERVICE BUILD OUT IN THE REAR OF THE EXISTING BUILDING, A 520 S.F. SHOWROOM BUILD OUT AT THE FRONT OF THE BUILDING AND TO EXPAND AND ENCLOSE THE SERVICE DROPOFF TO 1,328 S.F. THE APPLICATION ALSO INCLUDES RENOVATIONS TO THE EXTERIOR OF THE BUILDING. THE APPLICATION WILL REQUIRE TWO VARIANCES, ONE FOR 5% FOR MINIMUM LANDSCAPE OPEN SPACE AND ONE FOR 5% FOR MAXIMUM IMPERVIOUS SURFACE.

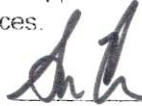
SEAN COUGHLIN

owner of the above land/site/building

hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

9/5/2025

Date

  
Owner's Signature

845-222-8964

Owner's Telephone Number

SEAN COUGHLIN, OWNER

Print Name and Title

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.