

TOWN OF WAPPINGER

PLANNING BOARD

**Conceptual Review Only**

**No Escrow Fees Taken**

PROJECT NAME: Performance Auto – Amended Site Plan

MEETING DATE: September 3, 2025

ACCOUNT NUMBER: 25-3524

DATE PREPARED: August 19, 2025

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.

- TOWN FILE
- TOWN OF WAPPINGER PLANNING BOARD
- PLANNING BOARD ENGINEER
- PLANNER TO THE TOWN
- PLANNING BOARD ATTORNEY
- HIGHWAY SUPERINTENDENT
- 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
- ZONING ADMINISTRATOR-BARBARA ROBERTI

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

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

August 6, 2025

Mr. Bruce Flower  
Town of Wappinger Planning Board Chair, and  
Members of the Planning Board  
20 Middlebush Road  
Wappingers Falls, New York 12590



**Re:     **Aura Realty Corp****  
          **Amended Site Plan for Performance Auto**  
          **1401 Route 9**  
          **Tax Map No. 135689-6157-02-598726**

Please find the following enclosed:

- 12 Copies of the Amended Sketch Site Plan.
- 12 Copies of application documents.
- One Check for 250.00.

The applicant wishes to reconfigure the internal parking area to utilize the elevated asphalt area for auto display. The frontage along route 9 within the NYSDOT ROW shall be restricted to no vehicle display (dot hatch area) and planted with shrub plantings mimicking 1379-1387 route 9 for continuity. Valet parking is proposed behind the existing 3,060 sf office building. The sketch plan is provided to begin a conversation with the planning/zoning board to discuss increasing onsite vehicle parking counts and configuration. A total of 102 parking spaces for vehicle display have been shown. A formal application with updated as0built survey will be provided if the applicant chooses to move forward in the site plan process with updated bulk regulation table.

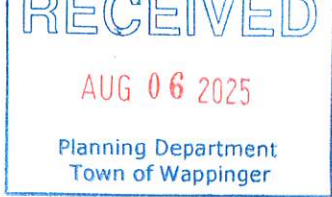
Trusting this is sufficient, however, if you have any additional questions or concerns, please do not hesitate to call this office. Thank you.

Very truly yours,

A handwritten signature in black ink that reads "Brian J. Stokosa".

Brian J. Stokosa, P.E.

c: file



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3524  
Date Received: 8-6-25  
Fee Received: \$2500

**APPLICATION FOR A CONCEPTUAL**

**TITLE OF PROJECT:** Aura Realty Corp

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

1401 Route 9, Wappinger Falls, NY 12590  
Street Town State Zip  
Jacob Lavian  
Contact Person Phone Number Fax Number

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

1401 Route 9, Wappinger Falls, NY 12590  
Street Town State Zip  
Jacob 845-297-5500  
Contact Person Phone Number Fax Number

**Grid No.** 135689-6157-02-598726

**Please specify use or uses of building and amount of floor area devoted to each:**

**Existing Use:** Existing Car Dealership

**Proposed Use:** Existing Dealership with reconfigured/expanded parking

**Location of Property:** 1401 Route 9, Wappinger Falls NY 12590

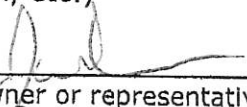
**Zoning District:** HB **Acreage:** 1.01 A.C.

**Anticipated No. of Employees:** 3

**Existing No. of Parking Spaces:** 53 **Proposed No. of Parking Spaces:** 102  
Aura Realty Corp.

Type Name (Corporation, LLC, Individual, etc.)  
8-6-25

Date  
845-297-5500  
Owner's Telephone No.

  
Owner or representative's signature  
Owner

Type Name and Title \*\*\*  
1401 Route 9, Wappinger Falls NY 12590  
Owner's Address

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

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

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

Owner Consent Form

Project No: 25-3524

Date: 8-6-25

Grid No.: 135689-6157-02-598726

Zoning District: HB

Location of Project:

1401 Route 9, Wappinger Falls NY 12590

Name of Applicant:

Jacob Lavian - 845-297-5500

Print name and phone number

Description of

Project: Owner wishes to expand and reconfigure site parking lot.

I Jacob Lavian, 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.

8-6-25  
Date

[Signature]  
Owner's Signature

845-297-5500  
Owner's Telephone Number

Jacob Lavian  
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.