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MEMORANDUM

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

Date: August 29, 2025

Subject: **Hudson Valley Volkswagen – Special Permit and Amended Site Plan**
Tax Lots 6157-04-690127

As requested, we reviewed the application of HVA Realty, LLC, (the “Applicant”) for Special Permit and Amended Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6157-04-690127 on the Town of Wappinger Tax Assessment Maps. The property is located at 1148 Route 9. The subject property is 4.57 acres in size. The property is in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing the construction of a 3,401 sf. service build out, a 520 sf showroom build out, 1,328 sf. enclosed service drive in addition to the reapproval received in 2013 for the conversion of an existing stormwater retention pond into a parking area for vehicle storage (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 6/6/25; an Application for Special Permit Approval dated 6/6/25; a Full Environmental assessment Form dated 8/4/25; a narrative dated 6/16/25 prepared by Mark Day; a comment response letter dated 8/6/25 prepared by Mark Day; and a plan (7 pages) general titled Hudson Valley Volkswagen dated 6/4/2025, last revised 8/6/25.

REVIEW COMMENTS

1. Wetlands.
 - a. The plans show a Town and ACOE regulated wetland on the adjacent property to the south. The Application will require a wetland disturbance permit as proposed, pursuant to Section 137-7 of the Town Code.

- b. The Applicant has initiated contact with the New York State Department of Environmental Conservation for a jurisdictional determination for surrounding wetlands. The Applicant should forward all correspondence with the NYSDEC to the Planning Board for the record.
2. Impervious Surface and Landscaped Area.
 - a. According to the Table of Dimensional Requirements, the lot is required to have 25% landscaped space and no more than 75% impervious cover. The plans present that the Proposal does not satisfy these requirements and will require 2 variances as proposed. The Applicant should identify what areas of the Site are being considered to Landscaped Areas and demonstrate how they will maintain a minimum of 25% landscaped areas while increasing the intensity of the use of the Site. The Applicant should address issues raised in comment 1.b and how the landscaped areas can be designed and maintained so as not to be used as vehicle storage areas.
3. Loading Zone. The Applicant should clearly show the location of the loading zone on the plans.
4. SEQRA. The Application is considered to be an Unlisted Action with respect to SEQRA. The Applicant has submitted a full EAF form with the EA Mapper attachment.
 - a. The Town Planning Board should consider if they would like to pursue a coordinated or uncoordinated review of the Application.
 - b. The EAF identifies that the Site is flagged for potential habitat for the Indiana Bat. The Applicant should confirm if there is any tree clearing needed as a part of the Application.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc:
Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE.