

January 20, 2025

***January 21, 2026 - Planning Board Meeting***

Town of Wappinger Planning Board  
Attn: Bruce Flower, Chairman  
20 Middlebush Road  
Wappingers Falls, New York 12590

Re: ***Subaru of Wappinger (Building Expansion) Amended Site Plan***  
1162 Route 9; Tax Map: 6157-04-659168

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above-mentioned project:

- SEQR Technical Comparison Report (Project Narrative), dated 12/17/2025.
- Applications for Site Plan Approval and Special Use Permit, dated 12/18/2025.
- Special Use Permit Narrative, dated 12/17/2025.
- Cover letter, Oil & Water Separator Design, dated 10/17/2025.
- Civil Engineering Plan Set (16 Sheets), entitled “Wappinger Subaru Building Expansion”, dated 12/17/2025, including the following:
  - Cover Sheet (G001).
  - Notes and Legends (G002).
  - Existing Conditions Plan (SV1).
  - Demolition Plan (C120).
  - Site Plan (C130).
  - Grading Plan (C140).
  - Drainage Plan (C141).
  - Erosion & Sediment Control Plan (C150).
  - Vehicle Maneuvering Plan (C170).
  - Landscape Plan (C180).
  - Photometric Plan (C190).
  - Site Details (C530).
  - Site Details (C531).
  - Storm Sewer Details (C540).
  - Erosion & Sediment Control Details (C550).
  - Erosion & Sediment Control Notes (C551).
- Architectural Drawings (4 sheets), prepared by Bilow Garrett Group Architects & Planners, P.C., 161 Main Street, Ridgefield Park, NJ 07660, including the following:
  - Proposed Ground Floor (A-100), dated 12/12/2025.
  - Proposed Mezzanine Floor Plan (A-101), dated 12/12/2025.
  - Building Elevations (A-200), dated 12/10/2025.
  - Building Elevations (A-201), dated 12/10/2025.

All of the above materials were prepared by prepared by LaBella Associates, 21 Fox Street, Poughkeepsie, NY 12601, unless otherwise noted. Based upon our review of the information above we offer the following comments.

### **General Comments**

1. The project proposes to amend an approved site plan from 2021. As with prior applications for site plan amendment, the Board may wish to request that the Applicant provide the prior approved site plan so that a review of the approval requirements can be performed. Any pertinent information/requirements from the original approval that are not proposed to be modified should be carried over to the new plan.
2. The proposed project includes multiple building additions to an existing car dealership and associated utility improvements, including an additional wash bay. The project proposes to add an additional “BioJac GreenEdge” water recycling system to the property to handle additional flows from the new wash bay, and it is noted that the 2,000-gallon grease trap which is currently onsite has sufficient capacity to manage the increased flows from the building expansions. We recommend that the application be circulated to the Town’s Water and Sewer Operator (CAMO Pollution Control) for review and comment regarding the proposed changes to the future municipal sewer connection.
3. The Applicant shall demonstrate confirmation from the Dutchess County Behavioral and Community Health Department (DCHD) that the proposed improvements do not require further review/approval from their department.
4. We recommend that the application be circulated to the Town Highway Department and the local Fire Department for review and comment.
5. The proposed project includes 1.69 acres of ground disturbance and creation of an additional 0.28 acres of impervious. The action therefore appears to be classified as a “Construction Activity that Required the Preparation of a SWPPP that includes post-construction Stormwater Management Practices (SMPs)” under New York State Department of Environmental Conservation Construction General Permit GP-0-25-001 Appendix B, Table 2. The applicant has provided a SEQR Comparative Analysis, which states that the impact to the property from the project is de minimis. The applicant should provide an amended stormwater report which factors in the proposed changes and provides an updated stormwater analysis.
6. The Applicant is proposing to relocate wetland mitigation plants that were required to be installed under prior approvals. We defer to the Planning Board’s Planning Consultant regarding required wetland permitting and associated mitigation. It appears that a Jurisdictional Determination is required under the 2025 NYSDEC Freshwater Wetlands Act to verify regulatory jurisdiction for the various wetlands located on and adjacent to the project site.

Please do not hesitate to contact our office with any questions or concerns relative to the above.

Sincerely,

Christian R. Paggi, P.E.  
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes  
Malcolm Simpson, Planner  
Kyle Barnett, Esq.