

March 16, 2026

Chairman Bruce Flower- And Members of the Planning Board  
Town of Wappinger  
20 Middlebush Road  
Wappingers Falls, NY 12590

**RE: Oil/Water Separator Design  
VIP Subaru Wappinger  
US Route 9, Wappinger, NY**

Dear Chairman Flower:

In 2015 Prestige Family of Fine Cars received Site Plan approval for Prestige Mini Cooper, in which 7,520 square-feet of building area was proposed for car service and car-washing bays. A single wash bay car wash station was proposed on site. According to the 2014 approved Engineers Report, a BioJac Green edge water recycling system was incorporated into the design to reclaim and reuse pre-wash water. Overburden pre-wash water from the BioJac was discharged and stored in two precast concrete tanks installed in series. The first tank was a 1,500 gallon sediment trap followed by a 2,000 gallon grease trap. This arrangement was proposed to allow for future connection to municipal sewer should it become available to this site. Until such time a municipal connection was established, the wastewater would be stored in the tanks and periodically pumped by a certified hauler as required. The sediment trap includes a float to indicate a high water condition (float setting =51"). This float enables an alarm.

The grease trap was proposed and sized to be utilized as an oil/water separator for the service and car-washing bay drains. A 2,000-gallon grease trap was proposed to meet the demands from the NYS Plumbing code for a calculated 600-gallon minimum required tank based on the 7,520sf of service area, as denoted in the 2014 approved Engineers Report.

An additional 15,886 sf of service area is proposed with the Subaru building addition. With this additional area, the minimum tank size required based on NYS Plumbing Code is as follows:

- 6 CF for the first 100 SF + 1 CF for each additional 100 SF.
- Contributing Floor Area (Service Center) is approximately 22,886 SF

Required Oil/Water Separator Volume:

- $6CF + 1CF \times 22,886 SF / 100 SF = 234.86 CF \times 7.48 \text{ Gallons}/CF = 1,756.75 \text{ Gallons}$

Based upon the calculations provided, the existing 2,000 gallon grease trap has sufficient capacity . The Internal plumbing for the new service area will drain directly to the existing sediment trap and oil/water separator.

The existing BioJac Green edge water recycling system will be utilized to help reclaim and reuse pre-wash water. A technical data sheet of the BioJac water system has been attached with this letter. Note, no additional; wash bay is proposed with the building expansion.



Respectfully submitted,

**LaBella Associates**

Kyle Bardwell, PE  
Senior Civil Engineer