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April 18, 2026
April 20, 2026 Planning Board Meeting

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

Re: *Performance Auto – Amended Site Plan*
1401 Route 9
Tax Map: 135689-6157-02-598726

Dear Chairman Flower and Members of the Board:

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

- Cover Letter/Response to Comments, dated 3/16/2026.
- Full Environmental Assessment Form (EAF) dated 3/13/2026.
- Plan Set (3 Sheets), including the following:
 - Amended Site Plan (1 of 3), dated 8/4/2025, last revised 3/16/2026.
 - Existing Conditions Plan (2 of 3), dated 8/4/2025, last revised 3/16/2026.
 - Construction Details (3 of 3), dated 8/4/2025, last revised 3/16/2026.

All of the above outlined materials were prepared by the project applicant and their engineer, Day|Stokosa Engineering P.C., 3 Van Wyck, Wappingers Falls, New York 12590.

Based upon our review of the information above we offer the following comments.

1. 11/17/2025 Paggi Comment: The project involves reconfiguration of existing parking area to accommodate an increase in allowable parking stalls. The Applicant also proposes to remove existing off-site gravel area and restore the area to lawn. This work is proposed within a regulated NYS and Town wetland buffer area. No increase in impervious area or disturbance other than the gravel restoration area appears to be proposed. Any comments would therefore appear to be planning/zoning related and are likely captured in the Board's Planning Consultant memo. Certain items we feel are appropriate to highlight include:
 - a. 11/17/2025 Paggi Comment: The plans reference a parking lease agreement with the adjacent parcel to allow for off-site parking. This agreement should be provided to the Town for review by the Planning Board Attorney and our office. Also, it appears that the adjacent property/property owner should be added to the Application if the intent is to seek approval for improvements on both properties.

2/11/2026 Paggi Comment: The plans no longer show a leased parking area, and instead indicate the existing gravel area to be seeded and mulched. An agreement with the Owner is also still referenced on the plans as being required. A copy of any proposed agreements should be provided to the Town for review.

3/16/2026 Applicant Response: *The neighboring property has been non-responsive to the applicant attempts at communication. We are seeking to proceed sans any parking or disturbance over the property line. The gravel will be abandoned in place and allowed to be reclaimed by nature.*

4/18/2026 Paggi Comment: **The requirement for agreements as discussed above is left to the discretion of the Planning Board and the Board's legal counsel.**

- i. We recommend that the plans specify appropriate soil restoration/ amendment for any gravel/paved areas that are proposed to be returned to lawn.

3/16/2026 Applicant Response: *The attempts to gain permission to restore the gravel have not been successful. We will allow the gravel to be reclaimed.*

4/18/2026 Paggi Comment: **We recommend that specifications for soil restoration still be provided on the plans as indicated. Additional notes could be added to the plan addressing the need and/or lack of an agreement with the adjoining property Owner.**

- ii. The Applicant should clarify if all impervious/paved area currently on adjacent property is proposed to be removed. Currently, the plans only appear to specify the restoration of the gravel area, which would leave a large area of pavement remaining on adjacent properties. We recommend that the Board consider whether removal of the paved areas on adjacent properties should be required, or alternatively, if measures to delineate the property line and associated parking areas is necessary.

3/16/2026 Applicant Response: *We can seek to provide permanent vegetative measures as part of a future landscaping plan application and approval.*

4/18/2026 Paggi Comment: **Comment Remains Pertinent. As indicated above, the Board should discuss how they wish to direct the Applicant.**

11/17/2025 Paggi Comment: The Applicant shall provide the necessary information required under Section 137-7 of the Town Code relative to the Application for Wetland Disturbance Permit to the satisfaction of the Planning Board's Planning Consultant. We recommend that all special requirements or conditions related to any Wetland Disturbance Permit Approval be listed on the plans and in any resolution of approval.

2/11/2026 Paggi Comment: Review of the wetland disturbance permit materials is deferred to the Town Planner. We continue to recommend that all special requirements or conditions related to any Wetland Disturbance Permit Approval be listed on the plans and in any resolution of approval.

3/16/2026 Applicant Response: *With this revision, we are no longer disturbing the wetland buffer.*

4/18/2026 Paggi Comment: **Further comment is deferred to the Town Planner.**

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.