

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: ***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:

- Response to Comments Letter, dated 3/16/2026.
- Special Use Permit Narrative (SEQR Technical Comparison Report), dated 3/16/2026.
- Applications for Site Plan Approval and Special Use Permit, dated 12/18/2025 and revised 3/16/2026.
- Full Environmental Assessment Form and Report, dated 3/16/2026.
- Oil & Water Separator Design Letter, dated 3/16/2026.
- Letter of Positive Jurisdiction – Freshwater Wetlands, from the New York State Department of Environmental Conservation Division of Fish and Wildlife, dated 3/18/2026.
- Amended Stormwater Pollution Prevention Plan, dated December 2025, last revised March 2026.
- Civil Engineering Record Plan, entitled “Wappinger Subaru Site Plan”, prepared by Chazen Engineering, Land Survey, Landscape Architecture & Geology Company, DPC, 21 Fox Street, Poughkeepsie, NY 12601, dated 2/7/2022 and last revised 3/21/2022.
- Civil Engineering Plan Set (16 Sheets), entitled “Wappinger Subaru Building Expansion”, dated 12/17/2025, last revised 3/16/2026, including the following:
 - Title 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, last revised 3/11/2026, including the following:
 - Proposed Ground Floor (A-100).
 - Proposed Mezzanine Floor Plan (A-101).
 - Building Elevations (A-200).
 - Building Elevations (A-201).

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. **January 21, 2026 Paggi Comment:** 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.

March 16, 2026 Applicant Response: *A copy of the previously approved site plan is included in this submission for the Board's review.*

April 18, 2026 Paggi Comment: **Comment Satisfied.**

2. **January 21, 2026 Paggi Comment:** 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.

March 16, 2026 Applicant Response: *The additional BioJac system was approved in 2021 and no changes to that system are now proposed. There are no proposed changes to the municipal sewer connection that was approved in 2015. However, the plan has been revised to not include a wash bay. This will not be a wash bay and will instead be a simple service bay. The utility memo has been revised accordingly. At the planning board meeting it was discussed that the Consultant Engineer would reach out to CAMO, given there is no proposition of the site connecting to municipal water/sewer.*

April 18, 2026 Paggi Comment: Comment Satisfied. No changes are proposed with the revised submission.

3. January 21, 2026 Paggi Comment: 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.

March 16, 2026 Applicant Response: *Comment noted. This office has coordinated with the DCDOH and responses are included herein.*

April 20, 2026 Paggi Comment: Comment Satisfied. However, it is requested that any future correspondences with the DCHD will continue to be forwarded to the Town.

4. January 21, 2026 Paggi Comment: We recommend that the application be circulated to the Town Highway Department and the local Fire Department for review and comment.

March 16, 2026 Applicant Response: *The Fire Prevention Bureau for the Town of Wappinger submitted a memo stating they had no comments. At the meeting, it was discussed that Highway Department review was not needed.*

April 18, 2026 Paggi Comment: Comment Satisfied.

5. January 21, 2026 Paggi Comment: 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.

March 16, 2026 Applicant Response: *The full SWPPP was submitted under separate cover for review.*

April 18, 2026 Paggi Comment: This office is reviewing the SWPPP Amendment against the approved SWPPP of record and will provide comments in a subsequent memo.

6. January 21, 2026 Paggi Comment: 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.

March 16, 2026 Applicant Response: *The referenced wetland mitigation is related to disturbances within the Town wetland permit as reviewed and approved in 2015. There are no new impacts, existing or proposed, to ACOE wetlands. The plan has been revised to avoid any impacts or necessity to relocate wetland mitigation plantings. A wetland JD has been submitted, although the project proposes no impacts within 100’ of any existing wetland.*

April 18, 2026 Paggi Comment: Comment Satisfied.

7. New Paggi Comment: Comments on the Architectural plans and elevation are deferred to the Planning Board and it's Planning Consultant.

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.