

May 6, 2026

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

**RE: Wappinger Subaru Building Expansion
Amended Site Plan and Special Use Permit
1162 Rt 9, Wappingers Falls, New York 12590**

Dear Chairman Flower,

We are in receipt of comment letters from the Board's consultants in response to the submission made on 3/16/2026 for the 4/20/2026 planning board meeting. The plan set has been revised in response to Planning Board feedback and consultant comments, a point-by-point response to each of the comments received is provided below:

TOWN OF WAPPINGER PLANNING DEPARTMENT COMMENTS FROM MALCOM SIMPSON, TOWN PLANNER – DATED 4/15/2026:

REVIEW COMMENTS

1. Wetlands. *Previously, the Proposal included impacts to the Town and NYSDEC wetland buffer and proposed the transplantation of wetland disturbance mitigation plantings. These elements of the Proposal have been removed and there is no wetland impacts proposed. There are areas of the Site currently developed within the Town and NYSDEC wetland buffer, but no changes are proposed to these areas.*

Response: Comment noted.

2. Landscaped Plan. *The landscape plan proposes the relocation of existing plantings, some as large as 6" in caliper. Survivability of plantings diminishes the larger the tree at the time of planting, especially in the instance of a transplanting. The plans include a note stating that relocated trees lost during construction shall be replaced in kind. We recommend that any resolution of approval include this note as a condition. The Planning Board should consider a landscaping bond to ensure these conditions are met.*

Response: Comment noted.

3. Loading Zone. *The Applicant should clearly show the location of the loading zone on the plans.*

Response: There is a callout on C130, calling for additional striping to demarcate the existing loading zone.

4. Lighting. *The lighting plan includes 6 existing light poles to remain in location, 3 existing single fixture poles proposed to be relocated, and 3 existing double fixture poles to be relocated, all of which are 18.5' in height which exceeds the 15' limit pursuant to Section*



240-23. A waiver for increased height of lighting poles would be required for the lighting plan as proposed.

Response: A waiver was granted at the 4/20/26 planning board meeting.

5. SEQRA. The Application is considered to be an Unlisted Action with respect to SEQRA. The Applicant has submitted a Full Environmental Assessment Form. Previously, the Town Planning Board indicated they would like to pursue a coordinated review of the Application and that they would circulate for Lead Agency under SEQRA once the Applicant submitted a FEAF. The Proposed Action has been revised and no longer proposes disturbance in the Town and NYSDEC freshwater wetland buffer. The Planning Board should discuss if they would still prefer to conduct a coordinated SEQRA review.

Response: This item was discussed at the 4/20/26 planning board meeting, and it was decided that this is an uncoordinated SEQR review.

**ENGINEERING COMMENTS FROM PAGGI ENGINEERING, FROM CHRISTIAN PAGGI, TOWN ENGINEER
- DATED 4/18/2026:**

1. **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.

Response: Comment noted, any further correspondence with DCDOH will be forwarded to the Town.

2. **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.

Response: We were informed by Christian Paggi at the 4/20/26 planning workshop that he had no comments on the SWPPP. It is understood that the maintenance agreement may need to be updated.

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



Response: Comment noted, we will work with the board and their consultant if any architectural comments arise.

Respectfully submitted,

Kyle Bardwell, PE
Senior Civil Engineer

Encl:

(12) Site Plan Set, revised 05/06/26

(12) Staffing Levels and Operational Efficiency Letter – from Mid-Hudson Subaru – dated 04/22/26