

May 15, 2026

***May 18, 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. Comment Previously Satisfied.
2. Comment Previously Satisfied. No changes are proposed with the revised submission.
3. Comment Previously Satisfied. It is requested that any future correspondences with the DCHD be forwarded to the Town.
4. Comment Previously 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.  
May 6, 2026 Applicant 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.*

**May 15, 2026 Paggi Comment: Comment Satisfied. Our office has performed a technical review of the SWPPP Amendment provided by the Applicant and find it to be acceptable.**

6. Comment Previously Satisfied.
7. Comment Previously Deferred.

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.