

May 6, 2026

Town of Wappingers Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

**Re: Hudson Valley Volkswagen
1148 Rte. 9, Wappingers Falls, NY
Town of Wappinger**

Dear Planning Board Chair and members:

With this cover letter I am submitting a revised Site Plan for the proposed Hudson Valley Volkswagen Site Plan. We would like to bring the Board up to speed on what has transpired since we were before the Board in September. At the September 3, 2025, Planning Board meeting we were directed to the Zoning Board of Appeals for the required variances and it was decided the Planning Department would circulate for lead agent. We made a submission on September 8, 2025, for the October 6, 2025, meeting but decided to pull the application off the agenda until we received the required variances and had the wetland buffer issues worked out with the DEC. We received the required variances at the October 28th ZBA meeting. The abundant amount of snow we had this year delayed us being able to schedule a meeting with the DEC on site to verify the existing wetlands. We were finally able to meet with the DEC in March. We are currently in the process of following up with a DEC wetland permit.

We have addressed the most recent town consultants' review letters and offer the following responses.

I offer the following responses to the H & H memo dated August 29, 2025:

1. Wetlands.

- a. The plans show a Town and ACOE regulated wetland on the adjacent property to the south. The Application will require a wetland disturbance permit as proposed, pursuant to Section 137-7 of the Town Code.

Response: A wetland disturbance permit application is included with this submission for work within the wetland buffer zone.

- b. The Applicant has initiated contact with the New York State Department of Environmental Conservation for a jurisdictional determination for surrounding wetlands. The Applicant should forward all correspondence with the NYSDEC

to the Planning Board for the record.

Response: This office sent a Jurisdictional Request to the New York State Department of Environmental Conservation on July 18, 2025. We continue to await jurisdictional determination.

2. Impervious Surface and Landscaped Area.

- a. According to the Table of Dimensional Requirements, the lot is required to have 25% landscaped space and no more than 75% impervious cover. The plans present that the Proposal does not satisfy these requirements and will require 2 variances as proposed. The Applicant should identify what areas of the Site are being considered to Landscaped Areas and demonstrate how they will maintain a minimum of 25% landscaped areas while increasing the intensity of the use of the Site. The Applicant should address issues raised in comment 1.b and how the landscaped areas can be designed and maintained so as not to be used as vehicle storage areas.

Response: The landscaped areas will be located around the perimeter of the site and within the landscaped islands. The landscaped areas have been calculated to be 23% (1.06 AC/152,952 S.F.). Leaving 77% (3.51 ac/152,952 S.F.) of pervious cover for the proposed site. We concur; the project will require a variance for coverage. An application will be submitted for the next available ZBA agenda.

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

Response: Per the last planning board meeting discussion, a traffic movement plan has been added depicting a car carrier to the rear of the property. The cars may be unloaded at any point in the rear of the property as may be convenient at the time of unloading. The area is not a public parking or access area and is dealer valet for vehicles to be serviced and new cars only.

4. SEQRA. The Application is considered to be an Unlisted Action with respect to SEQRA. The Applicant has submitted a full EAF form with the EAF Mapper attachment.

- a. The Town Planning Board should consider if they would like to pursue a coordinated or uncoordinated review of the Application.

Response: Our understanding is the Board has decided to undertake a coordinated review per the last meeting.

- b. The EAF identifies that the Site is flagged for potential habitat for the Indiana Bat. The Applicant should confirm if there is any tree clearing needed as a part of the Application.

Response: There are not any significant areas of tree clearing proposed. The existing perimeter of the pond area contains scrub brushes and smaller trees that have grown in the time since the original pond's construction that would be removed. Any clearing will be in accordance with best practices including the timing to minimize any impacts on area habitats.

I offer the following responses to Lawrence Paggi's memo dated September 2, 2025:

General Comments

1. 7/18/2025 Paggi Comment: Proposed limits and area of disturbance to be added to the project plans.

8/6/2025 Applicant Response: *The limits of disturbance have been added to the project plans.*

9/2/2025 Paggi Comment: Comment Partially Satisfied. The limits and area (acreage) of disturbance to be added to the Amended Site Plan. Please demonstrate that the area does not exceed 0.82 acre, indicated in the EAF.

Response: A chart on sheet ESC1 has been added with each area of disturbance added. The rear parking lot area is conservative as 0.72 acres was based on the original Cultec v8s and the footprint of the currently proposed StormTech is slightly smaller. The area has been revised to 0.70 acres, which is more accurate of the current chambers.

2. 7/18/2025 Paggi Comment: There is a discrepancy between the topographic datum indicated on the Existing Conditions plan (sheet EC.1) and Amended Site Plans (sheets SP.1 and GU.1). The difference in elevations is ± 12 feet. Please clarify/correct as necessary. 8/6/2025 Applicant Response:

The grading has been corrected based upon the most current survey as opposed to the original approval.

9/2/2025 Paggi Comment: Comment Satisfied.

3. 7/18/2025 Paggi Comment: We recommend that the contractor provide a bearing capacity test of subgrade soils to the certifying architect/engineer for review and approval prior to installation of Stormwater Chambers. A note to that effect to be added to the project plans. 8/6/2025 Applicant Response: *A note has been added to details on sheet CD.1*

9/2/2025 Paggi Comment: Comment Satisfied.

4. 7/18/2025 Paggi Comment: The existing stormwater collection system that will convey runoff to and from the underground Chambers shall be shown on sheet SP.1. The additional information should include size, material, RIM, invert elevations, etc.

8/6/2025 Applicant Response: *The existing system layers have been turned on and the system outline with reference to sheet CD.1*

9/2/2025 Paggi Comment: Comment Satisfied.

5. 7/18/2025 Paggi Comment: The outlet from the existing pond was modeled as an 18" culvert in the predevelopment hydrograph routing, but a 12" culvert is indicated on sheet EC.1. Please clarify.

8/6/2025 Applicant Response: *The modeling has been corrected to reflect the 15" and 12" pipe sizes and appears to have been an error from the original design.*

9/2/2025 Paggi Comment: Comment Satisfied

6. 7/18/2025 Paggi Comment: Please correct the statement in section 4.2.2 (first paragraph) of the Drainage Report, that Cultec stormwater systems will allow infiltration of stormwater into the surrounding soils. As stated in the second paragraph, a polyethylene liner will prevent infiltration.
8/6/2025 Applicant Response: As a new system has been provided based on the discontinuance of the Cultec V8 models from the manufacturer, the section has been updated.
9/2/2025 Paggi Comment: Comment Satisfied.
7. 7/18/2025 Paggi Comment: Site specific elevations indicated on the Cultec Recharger V8HD Heavy Duty Typical Cross Section (i.e., bottom of stone, bottom of Chamber, top of Chamber, etc.) do not match elevations indicated in the post-development hydrological analysis. Please correct.
8/6/2025 Applicant Response: New cross sections have been provided on sheet CD.1 of the proposed StormTech 3500 series system. This includes the design inverts, elevations and quantities in the layout detail.
9/2/2025 Paggi Comment: Comment Satisfied.
8. 7/18/2025 Paggi Comment: The proposed amount of the Chambers shall be indicated on the project plans.
8/6/2025 Applicant Response: The revised chamber layout detail states the required 414 chambers.
9/2/2025 Paggi Comment: Comment Satisfied.
9. 7/18/2025 Paggi Comment: Please provide additional calculations demonstrating that discharge toward the proposed Downstream Defender treatment unit does not exceed the peak treatment flow rate of 8 cfs.
8/6/2025 Applicant Response: The first defense system has been provided which is much simpler online treatment layout and the manufacturer rates the online flow capacity as 32cfs, far above and beyond what we would expect and is conservative in nature.
9/2/2025 Paggi Comment: Comment Satisfied.
10. 7/18/2025 Paggi Comment: As indicated in the post-development hydrograph routing the Outlet Control Structure has been modeled as a 2.5” orifice, 4” orifice and 5’ long weir. The proposed Drainage Manhole #3 Detail (sheet GU.1) shall be revised to indicate proposed outlet devices (sizes, invert elevations, etc.).
8/6/2025 Applicant Response: The outlet has been revised to be much simpler in approach with the new chamber system while meeting all design flow rates.
9/2/2025 Paggi Comment: Comment Satisfied.
11. 7/18/2025 Paggi Comment: Please provide locations of the existing water and sewer lines. It should be demonstrated that no conflict exists between the existing utility lines and proposed Service buildout, Showroom buildout and enclosed Service Drive.
8/6/2025 Applicant Response: The locations have been added.

9/2/2025 Paggi Comment: Comment Satisfied.

- 12. 9/2/2025 Paggi Comment: The plans shall be clarified to demonstrate how runoff from the proposed parking area and northerly corner of the site will be directed to the proposed hydrodynamic separator. The hydraulic path line for Post Area #2 should be revised as necessary.**

Response: The area is intended to run off to the chamber system which will be gravel in nature and allow surface runoff to run into the system as it does in the current condition. The separator is sized for all flows as a conservative measure, but the existing closed system part of the sites drainage that will be the portion that is actually treated.

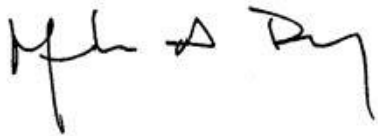
- 13. 9/2/2025 Paggi Comment: As indicated on the Existing Conditions Plan, the discharge from the vernal pool located on the adjacent property is directed to the existing pond located on the project site. Please clarify if the discharge from the vernal pool shall be incorporated in the proposed stormwater management design.**

Response: The vernal pool area is intended to be directed around the east side of the chamber system. There it may still enter the system through the stone. The pool is not always wet and is intermittent in nature. In a 100-yr storm event, the water will continue along the eastern side of the system and discharge to the south towards the wetland as it does in the current condition.

We are requesting to be placed on June 1, 2026, Planning Board agenda for discussion.

As always, should you have any questions please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark A. Day'.

Mark A. Day, P.E.

Cc: file