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MEMORANDUM

To: Bruce M. Flower, Chairman, and
the Town of Wappinger Planning Board

Date: July 16, 2026

Subject: **Hudson Valley Volkswagen – Special Permit and Amended Site Plan**
Tax Lots 6157-04-690127

As requested, we reviewed the application of HVA Realty, LLC, (the “Applicant”) for Special Permit and Amended Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6157-04-690127 on the Town of Wappinger Tax Assessment Maps. The property is located at 1148 Route 9. The subject property is 4.57 acres in size. The property is in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing the construction of a 3,401 sf. service build out, a 520 sf showroom build out, 1,328 sf. enclosed service drive in addition to the reapproval received in 2013 for the conversion of an existing stormwater retention pond into a parking area for vehicle storage (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 6/6/25; an Application for Special Permit Approval dated 6/6/25; a Full Environmental assessment Form dated 8/4/25; a Wetland Functional Evaluation Report dated 5/21/25; a narrative dated 6/16/25 prepared by Mark Day; a comment response letter dated 5/6/26 prepared by Mark Day; and a plan (7 pages) general titled Hudson Valley Volkswagen dated 6/4/2025, last revised 5/6/26.

REVIEW COMMENTS

1. Wetlands. The plans show a Town and ACOE regulated wetland on the adjacent property to the south. The Application has submitted a wetland disturbance permit Wetland Functional Evaluation Report. The Planning Board should consider the proposed disturbance to the Town wetland buffer.

2. Impervious Surface and Landscaped Area. 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. The Planning Board has requested that these be shown graphically on the plans. The Applicant should also address how they will prevent these areas from being used as overflow parking as they are currently being used.
3. Loading Zone. The Applicant has provided a turning template showing a car carrier accessing the rear of the Site. We defer to the Zoning Administrator if this submission satisfies the request to show a designated loading zoning for car carriers.
 - a. The turning template does not show the double yellow line or STOP bar at the entrance/exit of the Site.
4. SEQRA. The Application is considered to be an Unlisted Action with respect to SEQRA. The Town Planning Board has assumed the role of Lead Agency in a coordinated SEQRA review.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc:
Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE.