

September 14, 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 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 July 16, 2026:

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.

Response: A wetland disturbance permit application was submitted to the town on May 6, 2026, for work within the wetland buffer zone.

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.

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 received the required variances on October 28,

2025 pending the SEQRA determination from the Planning Board. The applicant, in discussion with the Town, has indicated that the Town would consider notation regarding the parking and signage to preclude installation of islands improvements at this time. A note has been added on the cover sheet next to the applicant signature block for consideration.

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.

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.

- a. The turning template does not show the double yellow line or STOP bar at the entrance/exit of the Site.

Response: There is currently no STOP bar or double yellow lines at the entrance/exit to 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.
Response: Comment acknowledged.

I offer the following responses to Lawrence Paggi's memo dated June 12, 2026:

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.
6/15/2026 Paggi Comment: The limits of disturbance shown and calculated on the plan appear to account for the new features included in the proposed project, which includes the building and parking expansions. However, the project also includes construction fencing, a stabilized construction entrance and staging areas for equipment and soils that should be included in the disturbed area calculation.
Response: The staging areas are located in portions of the site that are currently improved and used for storage, staging of new cars etc with either pavement or gravel and we opine that the use of these areas will not be considered ground disturbance. No improvements are required for the intended use as staging which will largely entail storage of the proposed chambers and associated materials.
2. Comment Previously Satisfied.
3. Comment Previously Satisfied.

4. Comment Previously Satisfied.
5. Comment Previously Satisfied.
6. Comment Previously Satisfied.
7. Comment Previously Satisfied.
8. Comment Previously Satisfied.
9. Comment Previously Satisfied.
10. Comment Previously Satisfied.
11. Comment Previously 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.

5/6/2026 Applicant 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.

6/15/2026 Paggi Comment: The proposed grading on the most-recently submitted project plans does not match with the grading shown on the post-development drainage map. Proposed grading appears to create a high point for the new parking area and a swale beginning to the northeast of the proposed parking area which travels around the parking area and discharges to the south. This swale directs the vernal pool as well as the area east of it around the stormwater infrastructure and offsite to the south. This is not shown on the latest reviewed drainage map. Please revise the grading or post-development drainage map to match and clearly demonstrate the anticipated hydraulic path line for Post Area #2 to the hydrodynamic separator. We note that this comment may be the result of a clarity issue – we will continue to work with the Applicant’s engineer to resolve it.

Response: As per previous conversation, the proposed grading has been slightly revised, and a catch basin inlet provided with a Snout[®] system that will direct the pool and surrounding area to the chambers and maintain existing drainage patterns. The Snout system will offer pretreatment benefits to improve water quality. The drainage maps have been updated to reflect the most recent available survey and the drainage report updated accordingly, to be provided in a future submission.

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.

5/6/2026 Applicant 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.

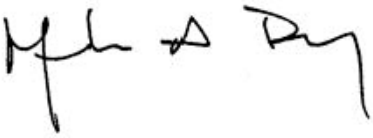
6/15/2026 Paggi Comment: See updated Comment #12 above.

Response: We have revised the plan as per our phone conversation, the vernal pool is now directed into the system rather than around to maintain existing drainage patterns. The final drainage report will be submitted under separate cover; the change does not impact the conclusions therein but rather the changes now better coordinate the HydroCAD model with the maps.

We are requesting to be placed on October 19, 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 'M A Day'.

Mark A. Day, P.E.

Cc: file