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October 30, 2026
Meeting Date: November 2, 2026

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

Re: ***Northside Auto Body Addition***
Amended Site Plan & Special Use Permit
1 & 3 Stage Door Road & Route 9
Tax Parcel Numbers: 6156-02-777824, 794847 & 771855

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Cover letter including project narrative, dated 10/5/2026.
- Application for Site Plan Approval, dated 10/5/2026.
- Owner Consent Form, dated 10/5/2026.
- Special Use Permit Application, dated 10/5/2026.
- Property deed, recorded 10/7/2025.
- Short Environmental Assessment Form, dated 10/5/2026.
- Plan set, prepared by Mazzarelli Architecture & Planning, PC, 44 North Clover Stret, Poughkeepsie, NY 12601, entitled, "Addition and Renovations to: Northside Auto Body", dated 10/5/2026, including the following:
    - Cover Sheet (C-1), sheet 1 of 5.
    - Exist Site Plan and Demo Site Plan (S-1), sheet 2 of 5.
    - Site Plan and Grading and Erosion Control Plan (S-2), sheet 3 of 5.
    - Details (S-3), sheet 4 of 5.
    - Proposed Floor Plan and Elevations (S-4), sheet 5 of 5.

The above outlined documents were prepared by KARC Planning Consultants, Inc., PO Box 924, Poughkeepsie, NY 12602, unless otherwise noted.

Based upon our review of the information above we offer the following comments:

General Comments

1. The project proposes to amend an approved amended site plan from 1994. As with prior applications for site plan amendment, the Board may wish to request that the Applicant

provide the prior approved site plan so that a review of the approval requirements can be performed.

2. The proposed project includes a building addition to an existing autobody business along with paving of existing gravel parking areas. The materials submitted by the Applicant indicate that the proposed building addition is intended to provide three additional work bays. The building is proposed over existing paved parking area and the new pavement appears to be limited to existing gravel parking areas, therefore, no increase in impervious area appears to be proposed. The Applicant also indicates that the proposed action does not include the need for additional employees, and that no increase to water/sewer demand is anticipated. As indicated in the 10/21/26 letter from the Dutchess County Department of Health, if this project does result in an increase in water or sewage usage or a change in use of the facility, detailed plans and specifications must be submitted to this Department by a New York State licensed professional for review and possible approval of the water and wastewater treatment systems. Reference is made to the Dutchess County Sanitary Code Articles 5 and 19.

3. It appears that a Town Wetland Permit is required pursuant to Chapter 137 of the Town Code for the proposed improvements located within the Town regulated wetland buffer area. Further comment relative to wetlands are deferred to the Town Planner.

4. It appears that a lighting and landscaping plan are required pursuant to Section § 240-84 of the Town Code. Reference is also made to Section § 240-25 relative to landscape buffer and outdoor storage requirements for nonresidential uses abutting residential properties. Further comment relative to lighting and landscaping is deferred to the Town Planner.

5. Please add the following notes to the plan (reference is made to Section § 240-92 of the Town Code):

    a. Upon completion of site improvements pursuant to an approved site plan, the applicant shall submit to the Zoning Administrator an as-built plan prepared and certified by a licensed engineer or surveyor showing the location of all site improvements as constructed.

    b. The Building Inspector shall not issue a certificate of occupancy for the project until the as-built plan has been reviewed by the Town Engineer and determined to be in conformance with the approved site plan.

6. Existing/proposed hours of operation should be added to the plans.

7. The existing septic system (i.e. septic tank, absorption areas, expansion areas, etc.) should be shown on the plan.

8. Please indicate whether the addition will include any floor drains, and, if proposed, where these drains are intended to discharge.

9. There are existing encroachments and an apparent pedestrian connection to the adjacent residential property to the east. These existing conditions should be clarified to the

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,



Christian R. Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.