TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Northside Auto Body Addition – Amended Site Plan

MEETING DATE: November 2, 2026

ACCOUNT NUMBER: 26-3543 (Site Plan) and 26-41-26 (Special Use Permit)

DATE PREPARED: October 2, 2026

_X_ SITE PLAN _X_ SPECIAL USE PERMIT ___ SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

__1__ TOWN FILE
__7__ TOWN OF WAPPINGER PLANNING BOARD
__1__ PLANNING BOARD ENGINEER
__1__ PLANNER TO THE TOWN
__1__ PLANNING BOARD ATTORNEY
____ HIGHWAY SUPERINTENDENT
__1__ FIRE PREVENTION BUREAU
____ RECREATION
____ ARMY CORP. OF ENGINEERS
__1__ DUTCHESS COUNTY DEPT. OF PLANNING
____ DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
__1__ NEW YORK STATE DEPT. OF TRANSPORTATION
__1__ DUTCHESS COUNTY DEPT. OF HEALTH
____ DUTCHESS COUNTY SOIL & WATER
____ NYS DEPT OF D.E.C
__1__ TOWN OF FISHKILL
____ TOWN OF EAST FISHKILL
____ TOWN OF LAGRANGE
____ VILLAGE OF WAPPINGER PLANNING BOARD
____ BUILDING INSPECTOR
__1__ ZONING ADMINISTRATOR-BARBARA ROBERTI
____ TOWN CLERK
____ CAMO POLUTION
____ STORM WATER MANAGEMENT (DANIEL KOEHLER)
____ CENTRAL HUDSON

********** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW**********

KARC
PLANNING CONSULTANTS, INC.

RECEIVED
OCT 05 2026
Planning Department
Town of Wappinger

October 5, 2026

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

RE: Northside Auto Body Addition
1106 Route 9
Tax ID# 135689-6157-04-730008
Application for Site Plan and Special Use Permit

Dear Chairman Flower and Members of the Planning Board,

Enclosed please find nineteen (19) copies of the following for your review:

1. Site Plan and Special Use Permit Application dated October 5, 2026
2. Special Use Permit Statement of Use dated October 5, 2026
3. Deed recorded October 7, 2025
4. SEAF Part 1 prepared by KARC Planning Consultants, Inc. dated October 5, 2026
5. Site Plan Set prepared by Mazzarelli Architecture dated October 5, 2026
    a. Sheets C-1, S-1, S-2, S-3, S-4
6. Application Fee = $1,908.75
    a. Base fee = $1,500
    b. Gross floor area - $250 per 1,000 sq. ft. = $408.75
7. Escrow Fee = $5,000.00

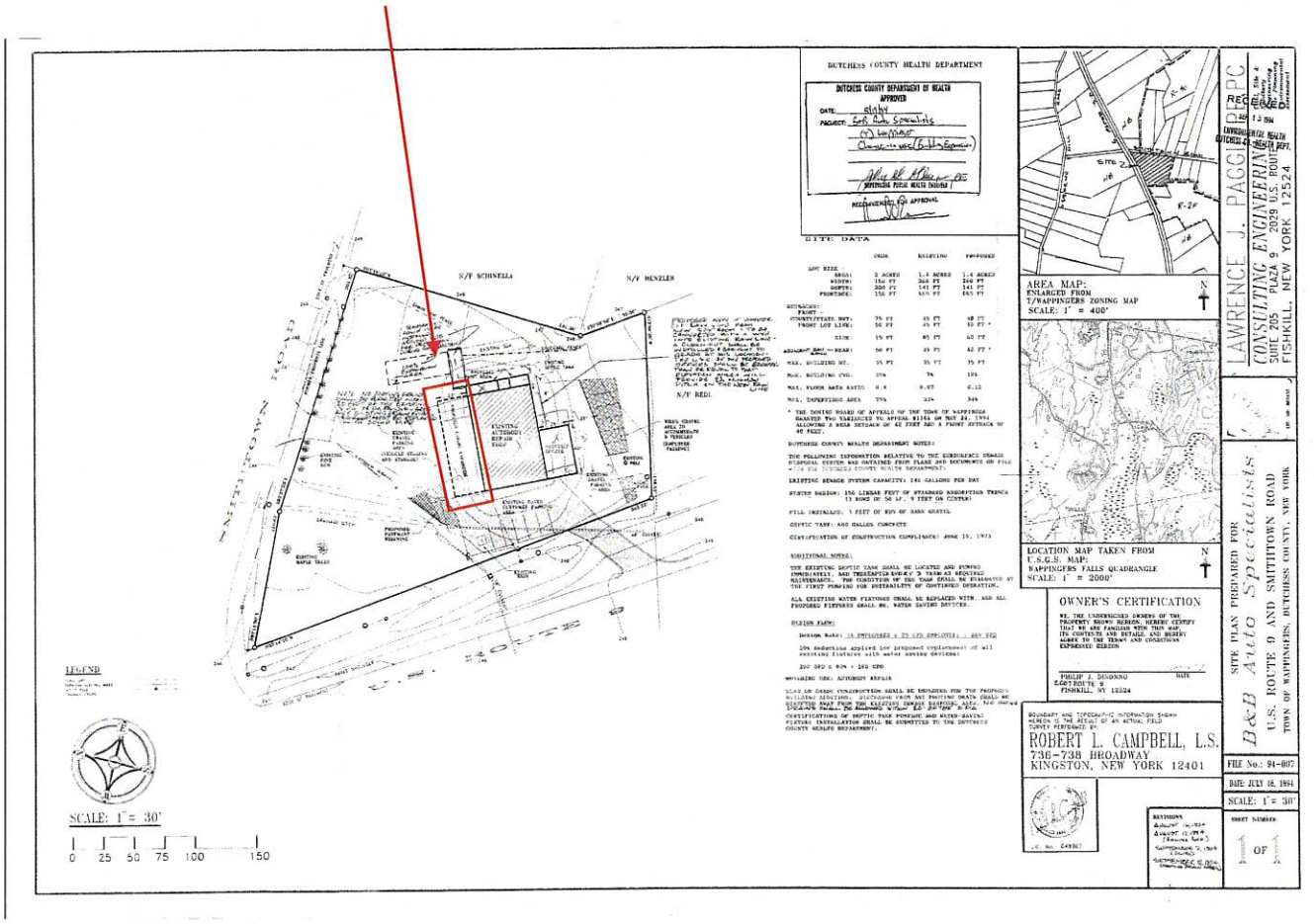
KARC Planning Consultants, Inc. represents the owner of 1106 Route 9 located in the Town of Wappinger. The parcel is identified as Tax ID No. 135689-6157-04-730008, consists of 1.38 acres, and is located within the Highway Business – HB Zoning District. The Applicant purchased the property in 2025, inheriting some of the current site improvements made prior to the purchase of the property.

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

Zoning

The parcel is in the Highway Business – HB Zoning District. The existing structure is approximately 5,650 square feet. The Applicant is proposing a 54.5 ft x 30 ft (1,635 sf) addition to the north side of the existing building that will consist of three additional workshop bays. The site was previously approved for a 2,500 sf addition in 1994.



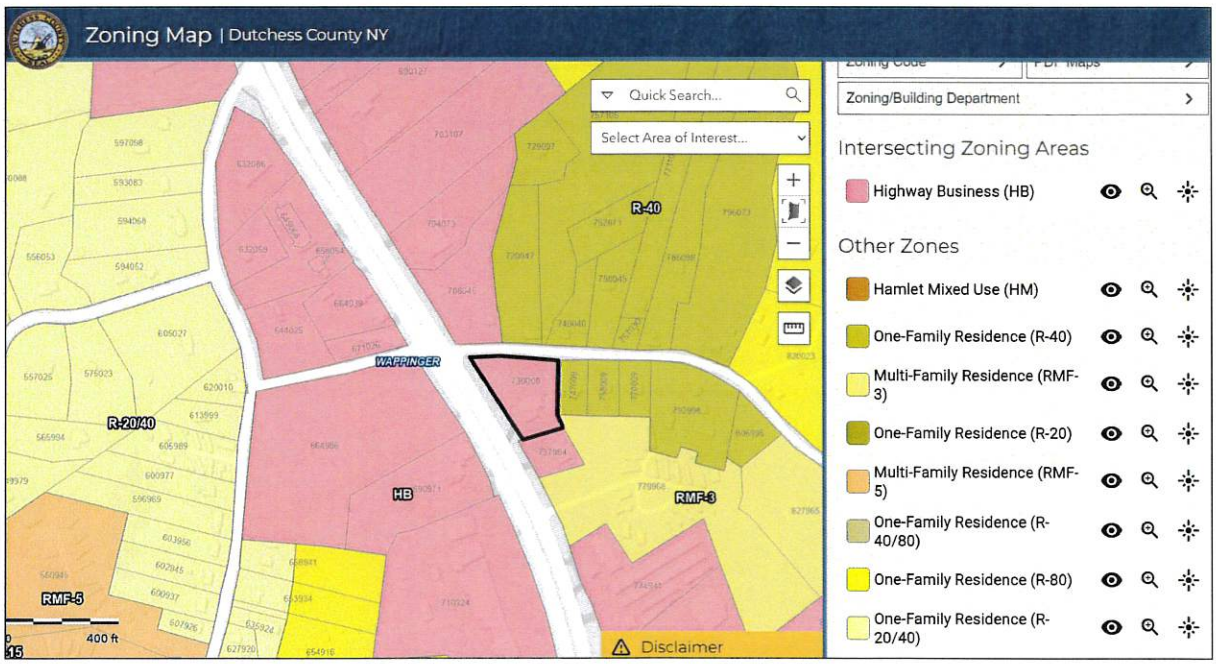
Pursuant to the Town of Wappinger Code, Section 240 Attachment 2 – Schedule of Use Regulations, the existing structure is classified as *motor vehicle towing, repair and service* center, a use that is permitted via Special Use Permit in the HB Zoning District. The parcel is adjacent to a residential property where a rear yard "double setback"[1] is required.

[1] Town Code § 240 Attachment 4, Footnote 4 - *Where a lot abuts land in a residential district, the most restrictive rear yard setback requirement of either district shall govern.*

KARC
PLANNING CONSULTANTS, INC.



Dutchess County Parcel Access Map



Dutchess County Parcel Access Zoning Map

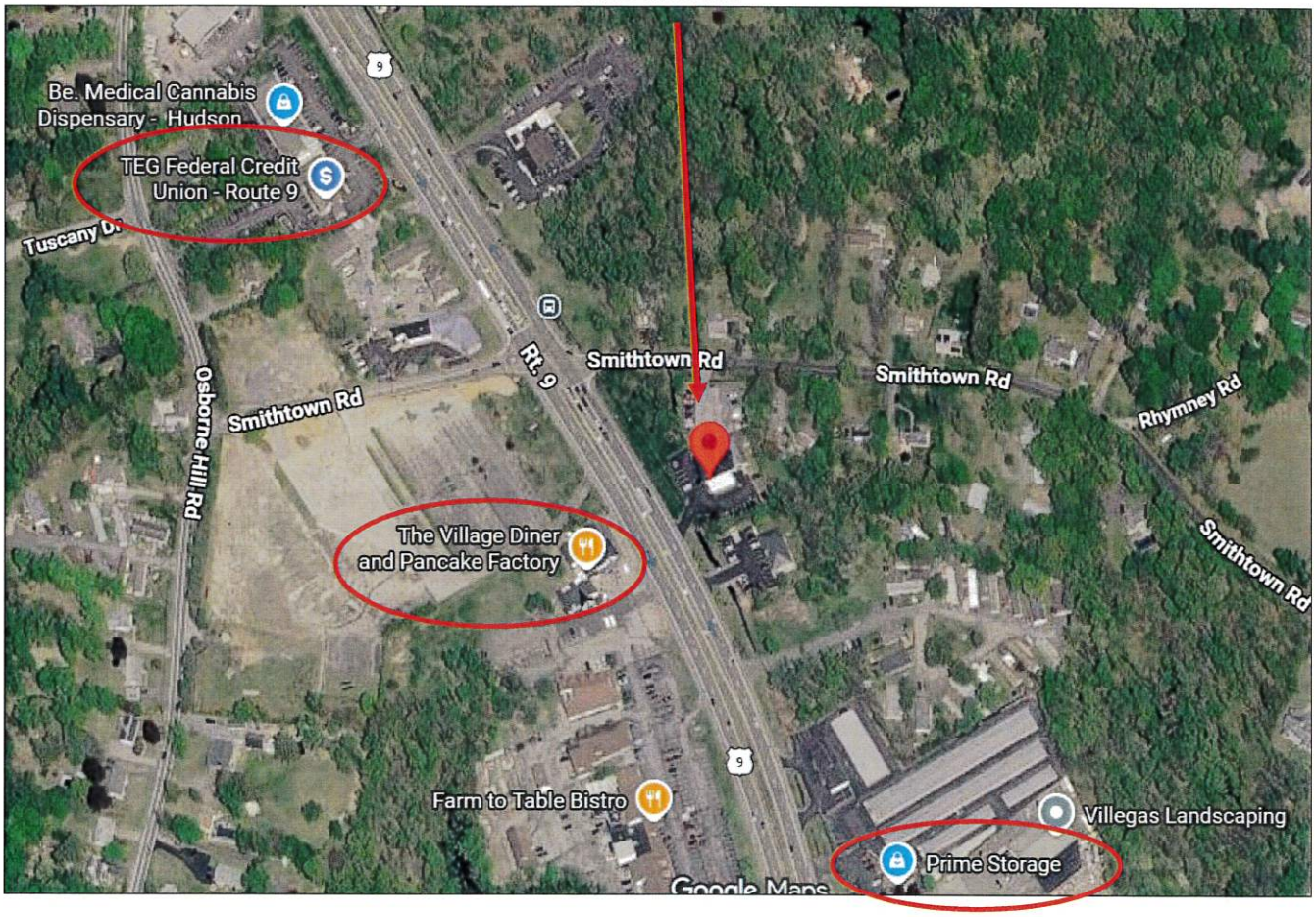
PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

Land Use

The surrounding land-uses along Route 9 consist of mainly commercial uses, restaurants (*The Village Diner and Pancake Factory)*, self-storage *(Prime Storage),* and banks *(TEG Federal Credit Union).* Additionally, there are retail stores, car dealerships, and office buildings. Additionally, there are one-family and multi-family residential uses located nearby but are situated off the main Route 9 corridor.

1106 Route 9



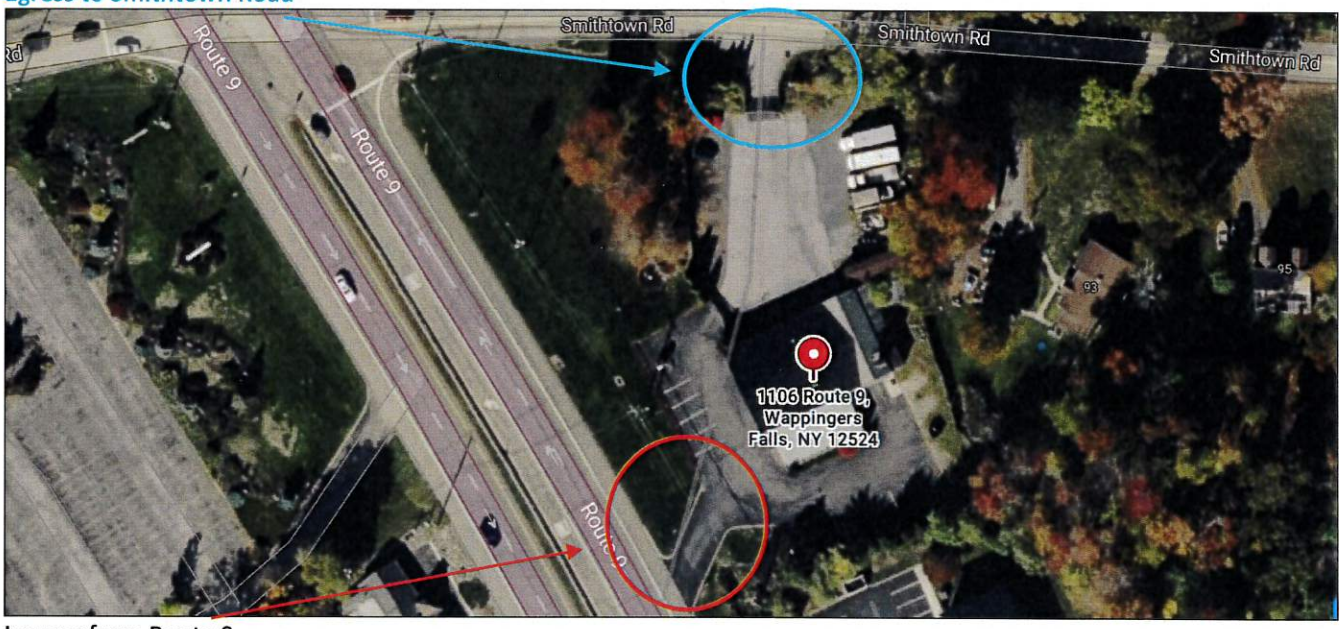
KARC
PLANNING CONSULTANTS, INC.

Existing Site Conditions & Operations

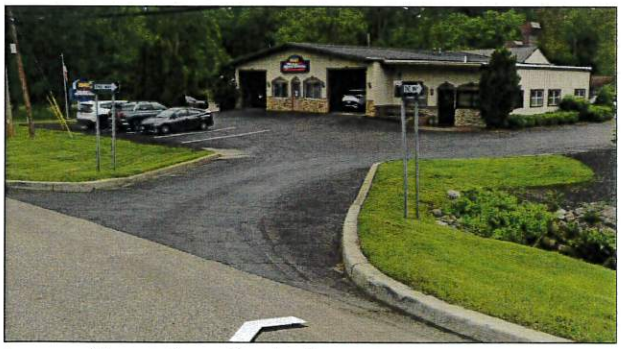
The parcel is situated on a corner lot along Route 9 and Smithtown Road. Current means of ingress/egress will remain:

- Ingress to site from Route 9 North-bound lane
- Egress from site onto Smithtown Road

Egress to Smithtown Road



Ingress from Route 9

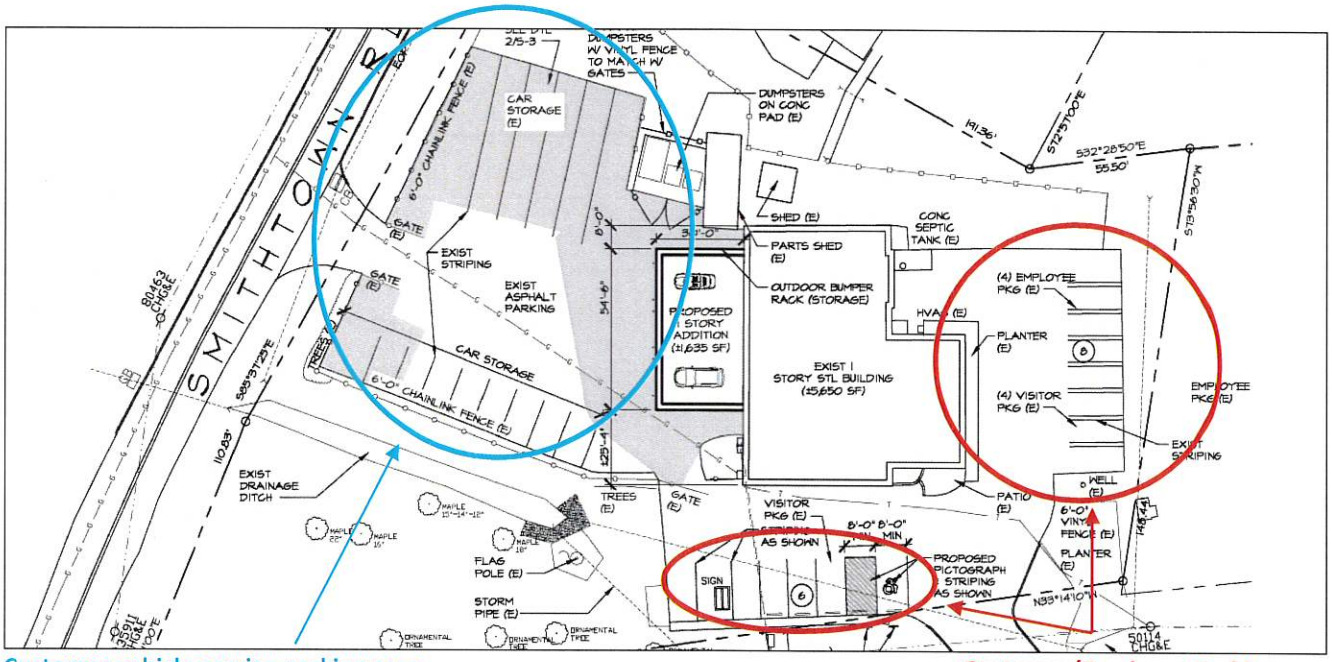


Ingress/Egress from Route 9



Ingress/Egress to Smithtown Road

Customer parking is located on the west side (front) of the existing building, while employees park along the south side (right) of the building. The existing parking configuration (14 spaces total) for customer and employee use will remain, as there will be no additional employees that would trigger the requirement for additional parking spaces. Parking along the north side (left) of the building will remain a customer vehicle service parking area.



Customer vehicle service parking area

Customer/Employee Parking

Vehicles awaiting service are temporarily stored on the northern side of the property and are identified with work-order tags detailing the required repairs. The average repair time ranges from one (1) to fifteen (15) days. This duration is dependent on timing of the approval from insurance companies and the receipt of the necessary parts/equipment.

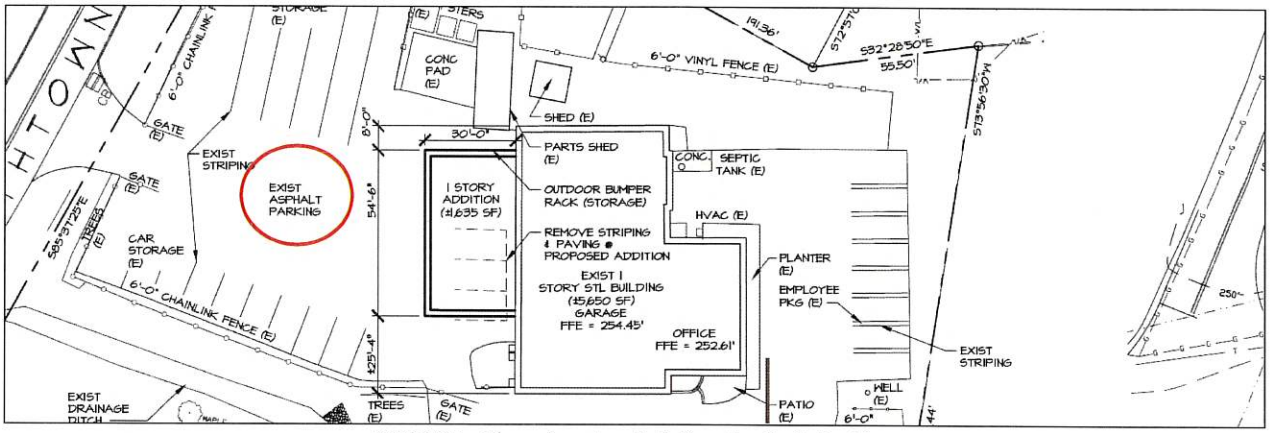


Vehicles awaiting service, Smithtown Road exit



Work-order tag

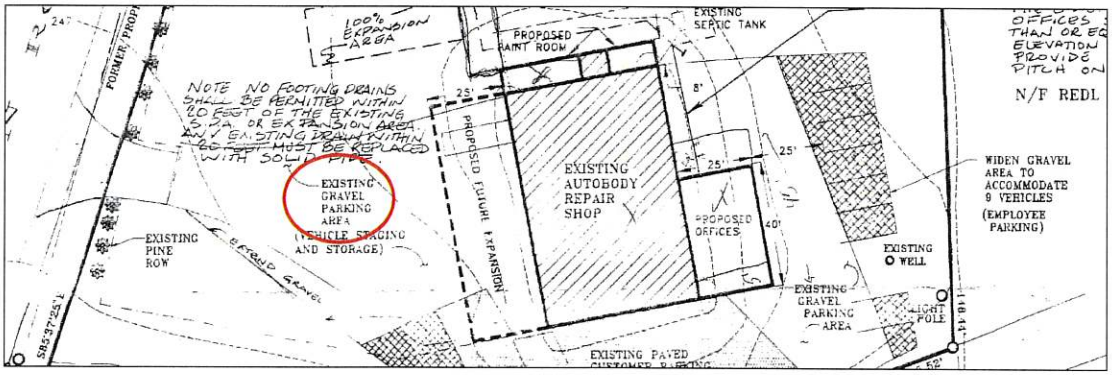
Improvements made to the property prior to the Applicant's purchase in 2025 are listed on the site plan as "Existing". These would include the expansion of the asphalt parking area, installation of two (2) sheds at the rear of the property, and installation of a six-foot-high vinyl privacy fence along the rear property line.



2026 Site Plan showing Existing Asphalt Parking

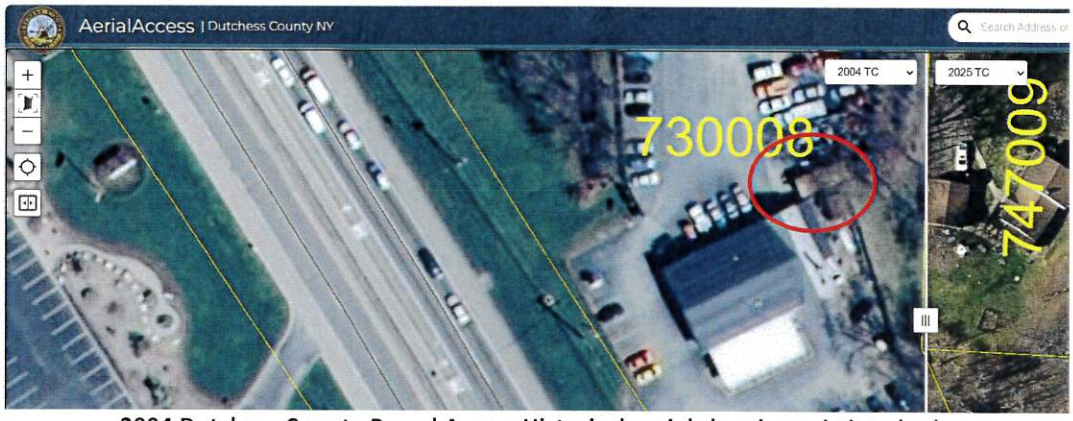


2000 Dutchess County Parcel Access historical aerial showing existing parking area



1994 Approved Site Plan showing Existing Gravel Parking Area

Two (2) storage sheds are located at the rear of the property, both of which were installed prior to the purchase in 2025. Both structures can be seen using Dutchess County Parcel Access Historical Aerials from 2004 to 2025.



2004 Dutchess County Parcel Access Historical aerial showing existing sheds



2025 Dutchess County Parcel Access Historical aerial showing the existing sheds

The existing six-foot-high vinyl fence provides a visual buffer between Northside Auto Body and the adjoining residential property to the rear, helping to maintain privacy and minimize views of the site.



Existing Privacy Fence

Existing site conditions include onsite septic and well, neither of which require upgrades or extensions as a result of this minor addition. The existing shop currently utilizes minimal amounts of water, and the proposed addition will not change the existing water use. Additionally, there are no proposed upgrades to the existing electrical service as it is adequate to serve the proposed expansion.

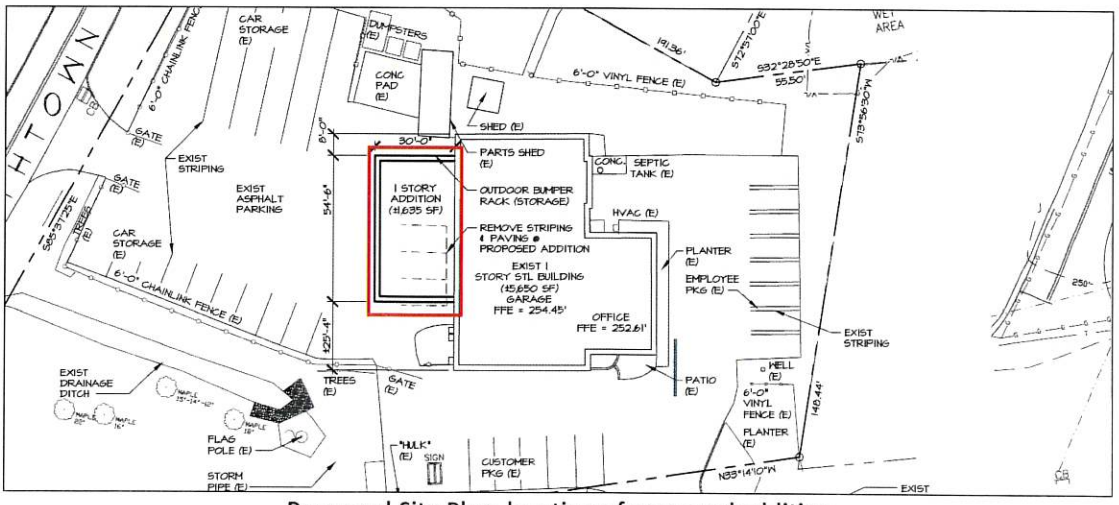
Northside Auto Body is open Monday through Friday from 7:00am to 6:00pm and is closed Saturday and Sunday.

Proposed Addition

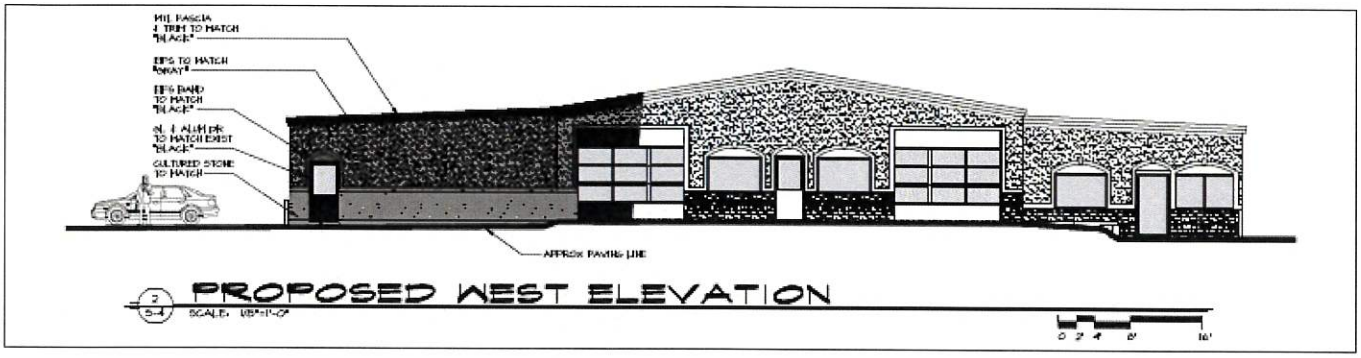
Modifications will enhance Northside Auto Body with additional space that will connect to the existing building. A 54.5 ft x 30 ft (1,635 sq. ft.), one (1) story addition is proposed on the north side of the existing building and will consist of three (3) work bays.



Aerial, location of proposed addition

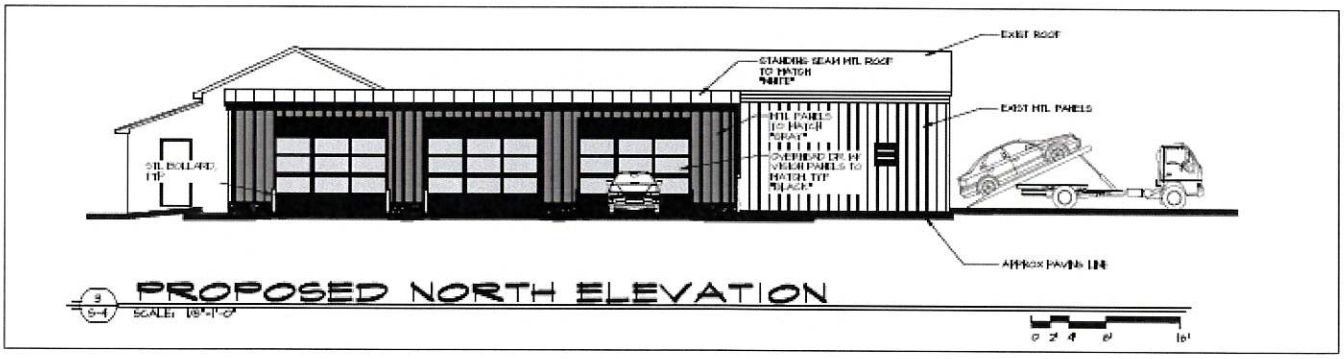


Proposed Site Plan, location of proposed addition



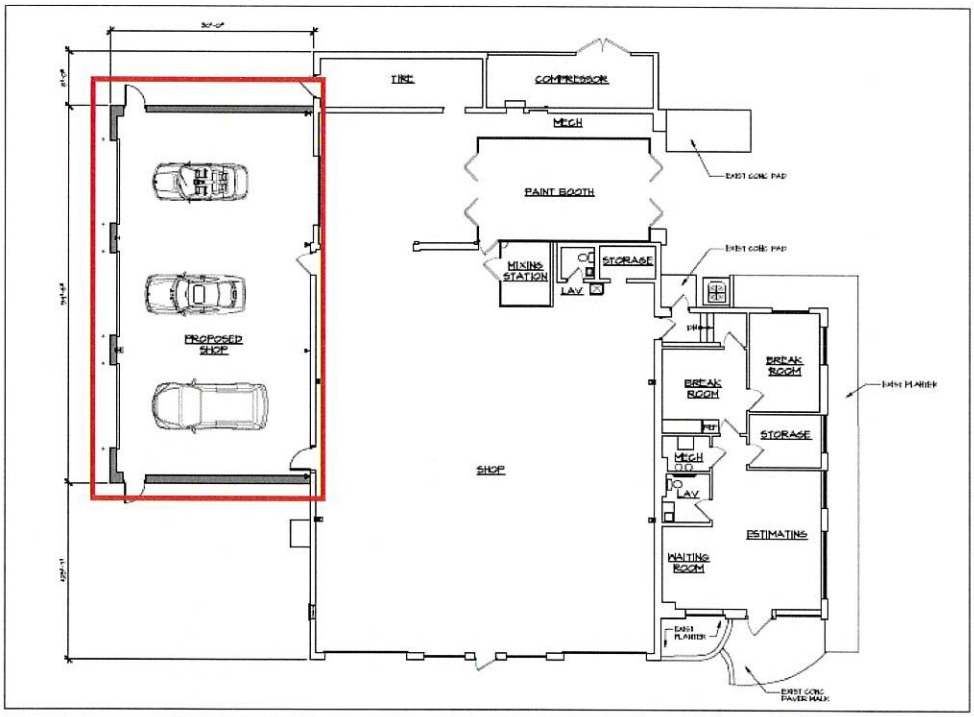


West Elevation



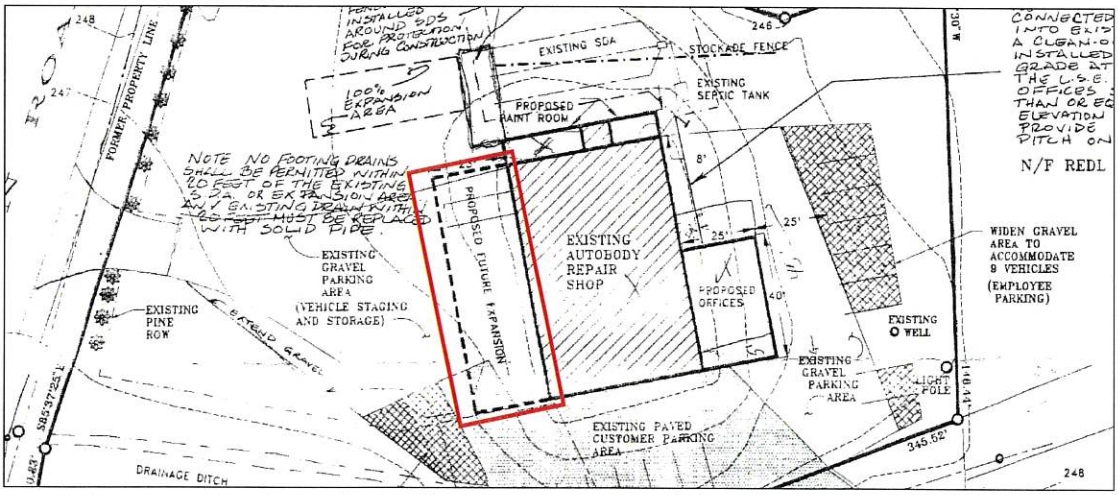


North Elevation



Floor Plan; existing floorplan with **proposed work bays (x3)**

The project site received approval on September 12, 1994, for an addition to the north side of the existing building. The size, location, and overall configuration of that previously approved addition are substantially similar to those of the addition currently proposed.



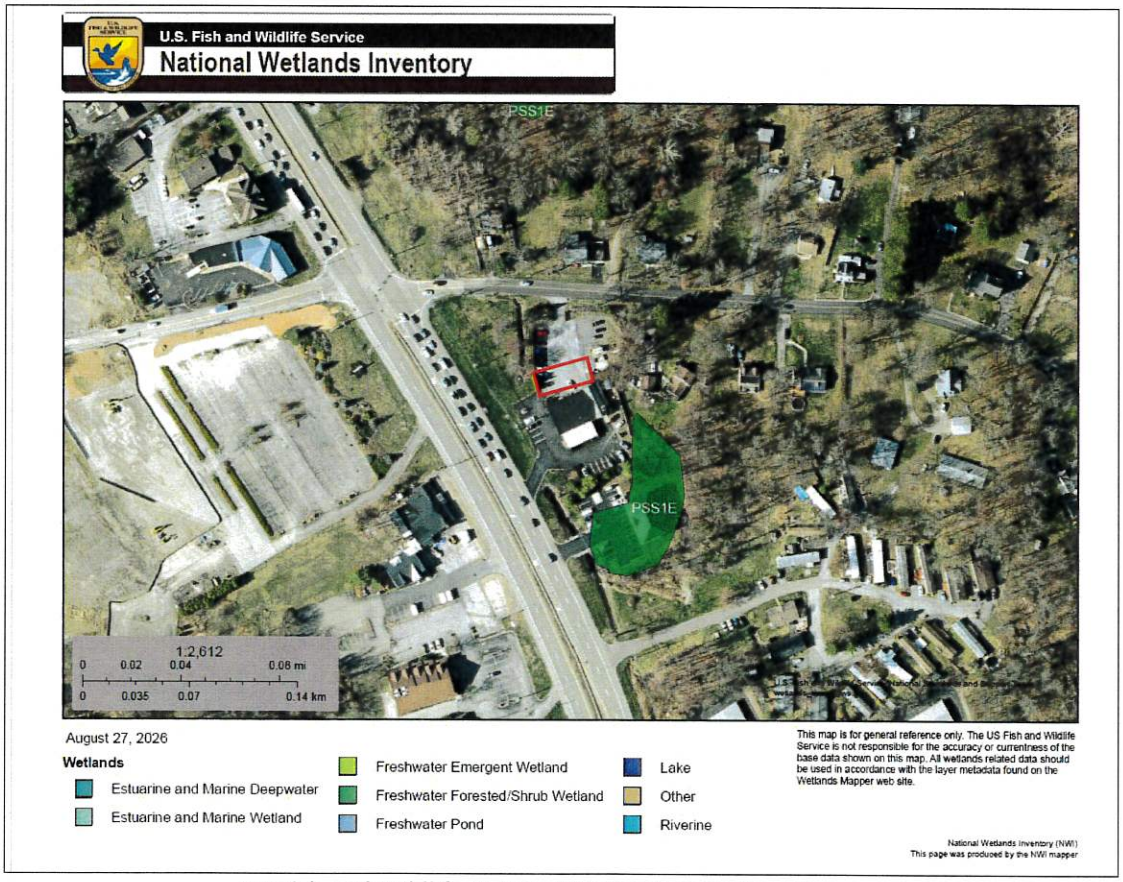
September 12, 1994, Approved Site Plan

September 12, 1994 Approved	October 5, 2026 Proposed
2,500 sf	1,635 sf

SEQRA

The proposed addition should be classified as a Type II action under SEQRA list regulation 617.5(9). A SEQRA review was performed and indicated there are no known spill or remediation sites located on or immediately adjacent to the project site, floodplains or floodways, aquifers, natural communities, rare plants/animals, agricultural districts, and historical sites.

Federal wetlands are located on an adjacent property, southeast of the applicant's property. This wetland is identified on the site plan with a 100' buffer. A small drainage ditch in located in the northwest section of the property that is considered Waters of the US; however, it is unclear if this is classified as a Town Wetland. The addition will have no adverse impact to any resources on the subject property or adjacent property.



US Fish and Wildlife National Wetlands Inventory Mapper

KARC

PLANNING CONSULTANTS, INC.

Additionally, our SEQRA review indicated that the project site is located within, or within ½ mile of, a disadvantaged community, however the proposed expansion is not anticipated to result in adverse impacts on the surrounding community as it fits the surrounding areas.

Kindly advise if you require anything further to complete your review.

We ask that this matter be placed on November 2nd Planning Board agenda for discussion.

Thank you.

Sincerely,

Kelly Libolt

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

SITE PLAN & SPECIAL USE APPLICATION

TOWN OF WAPPINGER PLANNING BOARD

Application No. 26-3543
Date Received: 10-5-26
Fee Received: $1,908.75
Escrow Received: $5,000.00

APPLICATION FOR SITE PLAN APPROVAL

RECEIVED
OCT 05 2026
Planning Department
Town of Wappinger

TITLE OF PROJECT: Northside Auto Body Addition

Location of Property: 1106 Route 9

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

KARC Planning Consultants, Inc.

PO Box 924, Poughkeepsie, NY 12602

Street	Town	State	Zip
Kelly Libolt	845-594-1055	kelly@karcpc.com	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

1106 Route 9, LLC.

6847 Route 9, Rhinebeck, NY 12572

Street	Town	State	Zip
c/o Kelly Libolt	c/o 845-594-1055	c/o kelly@karcpc.com	
Contact Person	Phone Number	Email	

Grid No. 135689-6157-04-730008

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Motor vehicle towing, repair, and service center

Proposed Use: 1,635 sf addition to the existing motor vehicle towing, repair, and service center

Existing Sq. Footage: 5,650 Use: Motor vehicle towing, repair, and service center

Proposed Sq. footage: 1,635 Use: Addition to existing motor vehicle towing, repair, and service center

Location of Property: 1106 Route 9

Zoning District: Highway Business Acreage: 1.38 acres

Anticipated No. of Employees: 6

Existing No. of Parking Spaces: *14 Proposed No. of Parking Spaces: *14

*Proposed expansion is utilizing existing parking spaces, no additional parking is proposed

KARC Planning Consultants, Inc.

Type Name (Corporation, LLC, Individual, etc.)

October 5, 2026

Date

c/o 845-594-1055

Owner's Telephone No.

Owner or representative's signature

c/o Kelly Libolt, Representative for Owner/Applicant

Type Name and Title ***

1106 Route 9, LLC - 6487 Route 9, Rhinebeck, NY 12572

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☑.

* Application Fees are non-refundable.

TOWN OF WAPPINGER

PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: Northside Auto Body Addition **Date:** October 5, 2026

Grid No.: 135689-6157-04-730008 **Zoning District:** HB - Highway Business

Location of Project:

1106 Route 9

Name of Applicant:
Kelly Liboit, KARC Planning Consultants, Inc. - 845-594-1055

Print name and phone number

Description of Project: The Applicant is proposing a 1,635 square foot addtion to a pre-existing building located at 1106 Route 9.

I Jack Bonaventure, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

October 5, 2026
Date

Owner's Signature

c/o 845-594-1055
Owner's Telephone Number

Jack Bonaventure
Print Name and Title ***

***** If this is a Corporation or LLC, please provide documentation of authority to sign.**

If this is a subdivision application, please provide a copy of the deed.

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

RECEIVED
OCT 05 2026
Planning Department
Town of Wappinger

Application No. 26-4126
Date Received: 10-5-26
Fee Received: $1,500.00
Escrow Received: /

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 0F THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF:

PROJECT NAME: Northside Auto Body Addition

GRID NO.: 135689-6157-04-730008 ZONING DISTRICT: HB

PROPERTY LOCATION: 1106 Route 9

NAME & ADDRESS OF APPLICANT (Corporation or Individual):
KARC Planning Consultants, Inc.

PO Box 924 Poughkeepsie, NY 12602
Street Town State Zip

Kelly Libolt 845-594-1055 kelly@karcpc.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

1106 Route 9, LLC.

6847 Route 9, Rhinebeck, NY 12572
Street Town State Zip

c/o Kelly Libolt c/o 845-594-1055 c/o kelly@karcpc.com
Contact Person Phone Number Email

Pursuant to section(s): 240-70; Motor vehicle towing, repair and service

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.
MAP TITLED: Site Plan Set
PREPARED BY: Mazzarelli Architecture + Planning
DATED: October 5, 2026

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

See attached statement of use

Continued page 2 for Special Use Permit

KARC Planning Consultants, Inc.
Type Name (Corporation, LLC, Individual, etc.)

October 5, 2026
Date

c/o (845) 594-1055
Owner's Telephone No.

Owner or representative's signature
Kelly Libolt, Representative for Owner/Applicant
Type Name and Tit

1106 Route 9, LLC - 6487 Route 9, Rhinebeck, NY 12572
Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

- THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
- APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.

KARC

PLANNING CONSULTANTS, INC.

Northside Auto Body Addition
Section 240-44 – General Standards
October 5, 2026

a. *The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it, are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.*

Response: The proposed 1,635-square-foot addition is consistent with the appropriate and orderly development of the district. The property is located along the Route 9 corridor in the Town of Wappinger, an area characterized by a variety of commercial and automotive-oriented uses of similar nature and intensity. The existing auto body shop is an established use on the site, and the proposed addition will allow for the continuation and modest enlargement of that existing use rather than introducing a new or incompatible use to the corridor.

The proposed space represents a 29% addition of the existing building and is appropriately scaled in relation to the existing development and the size of the site. The addition will remain accessory to and integrated with the existing auto body operation and will not substantially alter the established character or intensity of the use. The site's location along Route 9 provides direct access to a major roadway capable of accommodating the traffic associated with the use, while the existing site configuration and access will continue to serve the property.

Given the property's established commercial use, its location within the Route 9 commercial corridor, the presence of similar and compatible uses in the surrounding area, and the relatively modest scale of the proposed addition, the location, size, nature, and intensity of the proposed use are in harmony with the appropriate and orderly development of the district.

b. *The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.*

Response: The property has historically been used as a motor vehicle towing, repair, and service establishment, and the proposed addition has been designed to be located on previously disturbed areas of the property.

In 1994, site plan approval was issued for this property showing the area designated for future addition. Please note that the future addition from 1994 was approximately 2,500 sf whereas the current proposed addition is 1,635 sf.

All buildings have been positioned to the interior of the property within existing zoning setbacks to meet the bulk requirements, and with consideration of natural acoustic and visual buffers on the site to minimize any potential impact of new development on the adjacent properties.

c. *Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, illumination or other characteristics, than would be the operations of any permitted use not requiring a special permit.*

Response: As noted above, the property has historically existed as a motor vehicle towing, repair, and service establishment. The proposed addition will not result in operations that are more objectionable to nearby properties by reason of noise, fumes, vibration, illumination, or other characteristics than those typically associated with permitted commercial uses within the district.

The proposed 1,635 sf space is an addition to an existing auto body shop and will support the continuation of the existing automotive repair operation. The nature and intensity of the use will remain substantially consistent with the existing operation, and the addition will not introduce a new or substantially more intensive use to the property. Activities associated with the proposed addition will occur primarily within the enclosed building, thereby limiting potential impacts related to noise, fumes, and other external characteristics.

The project will not create a significant increase in noise, vibration, illumination, or other impacts to neighboring properties, and the continued operation of the facility will remain consistent with the established commercial and automotive character of the Route 9 corridor. Accordingly, the proposed special permit use will not be more objectionable to nearby properties than a permitted use not requiring a special permit.

d. *Parking areas will be of adequate size for the particular use, will be properly located and suitably screened from adjoining residential uses and the entrance and exit drives shall be laid out so as to achieve maximum safety.*

Response: The proposed addition will utilize all existing parking, as no additional parking is proposed. Additionally, the current means of ingress/egress will stay the same as well, with ingress via a one-way entrance located off Route 9 heading northbound and egress via a one-way exit out onto Smithtown Road to a traffic signal to Route 9.

BLUSTEIN, SHAPIRO, FRANK & BARONE LLP

ATTORNEYS AT LAW

MICHAEL S. BLUSTEIN
RICHARD J. SHAPIRO ♦
GARDINER S. BARONE
WILLIAM A. FRANK
DIANA PUGLISI
MEGAN R. CONROY
WILLIAM E. DUQUETTE, JR.*
BARBARA A. GARIGLIANO
SUSIE C. SOHN^

ALSO ADMITTED IN PA♦
*ALSO ADMITTED IN NJ^*
*ALSO ADMITTED IN MA**
ALSO ADMITTED IN CT~

10 MATTHEWS STREET
GOSHEN, NEW YORK 10924
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BRIAN M. NEWMAN^
BRADLEY LeDOUX
ZACHREY S. NILSEN
CYNTHIA J. HAND~
BURT J. BLUSTEIN
1940 - 2022
ARTHUR SHAPIRO
RETIRED
RITA G. RICH
RETIRED

November 6, 2025

Attn: Jack Bonventre
1106 Route 9 LLC
6847 Route 9
Rhinebeck NY 12572

Re: 1106 Route 9 LLC from 1106 Property, LLC
1106 Route 9, Wappingers Falls NY
Our File 25-0522

Dear Jack:

Enclosed please find your recorded deed in connection with the above matter. This deed should be kept with your permanent records.

Very truly yours,

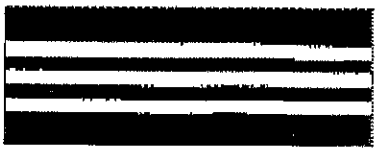
BLUSTEIN, SHAPIRO, FRANK & BARONE LLP

MICHAEL S. BLUSTEIN

MSB/ow
Enc.

DEED

GA-25-16055-D



Dutchess County Clerk Recording Page

Record & Return To:

GREENACRE ABSTRACT LLC
275 ROUTE 17K

NEWBURGH, NY 12550

Date Recorded: 10/7/2025
Time Recorded: 3:08 PM

Document #: 02 2025 53486

Received From: GREENACRE ABSTRACT LLC

Grantor: 1106 PROPERTY LLC
Grantee 1106 ROUTE 9 LLC

Recorded In: Deed
Instrument Type:

Tax District: Wappinger

Examined and Charged As Follows :

Recording Charge.	$315.00
Transfer Tax Amount:	$4,400 00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	1388

Red Hook Transfer Tax

RP5217: Y
TP-584: Y

Number of Pages 4

***** Do Not Detach This Page**
***** This is Not A Bill**

County Clerk By: CSC
Receipt #: 27362
Batch Record: 215

Bradford Kendall
County Clerk



02202553486

GA-15-1055-D

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 1st day of October, 2025, **between**

1106 Property, LLC, 1106 Route 6, Fishkill, NY 12524, party of the first part, and

1106 Route 9 LLC, 6847 Route 9, Rhinebeck, NY 12572, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten dollars ($10.00) and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

***ALL* that certain plot, piece or parcel of land, with the buildings and improvements, as described on SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF.**

Being and intended to be the same premises conveyed to 1106 Property LLC by deed from Philip J. DiNonno, dated May 21, 2019, recorded June 18, 2019 in the Dutchess County Clerk's Office in Document No. 02 2019 3966.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, and

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

This conveyance is madewith the unanimous consent of it stockholders.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

1106 Property, LLC

By: _____

Philip J. DiNonno, Sole Member

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 1st day of October in the year 2025 before me, the undersigned, personally appeared, **Philip J. DiNonno,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

NANCY M SORGE
Notary Public, State of New York
No 01505019345
Qualified in Orange County
Commission Expires October 18 20 25

Section: 6157 Block: 04 Lot: 730008

Record and Return to: **Michael Blustein, Esq.**

Blustein Shapiro Frank & Barone, LLP

10 Matthews Street

Goshen, NY 10924

stewart

SCHEDULE A

LEGAL DESCRIPTION

Policy No.: O-8710-000019233 **Title No.:** GA-25-16055-D

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Wappinger, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly side of the U.S. Route 9, (Northbound), said point marking the southerly division line of the herein described parcel and the northerly line of lands now or formerly Redl (Liber 1590 Page 395);

RUNNING THENCE northerly along said U.S. Route 9, North 33 degrees 14' 10" West, 345.52 feet to a point on the southerly side of Smithtown Road;

THENCE easterly along the same, North 87 degrees 11' 00" East, 110.83 feet and South 85 degrees 37' 25" East, 204.32 feet to a point marking the easterly division line of the herein described parcel and the westerly line of lands now or formerly of Schinella (Liber 1381 Page 944);

THENCE southerly along the same and along the westerly line of lands now or formerly of Henzler (Liber 1351 Page 700) in part, South 03 degrees 39' 10" West, 191.36 feet and South 32 degrees 28' 50" East, 55.00 feet to a point marking the southerly division line of the herein described parcel and the northerly line of the aforementioned Redl;

THENCE westerly along the same, South 73 degrees 56' 30" West, 148.44 feet to the point or place of BEGINNING.

BEING AND INTENDED TO BE THE SAME PREMISES CONVEYED TO 1106 Property LLC by deed from Philip J. DiNonno, dated May 21, 2019, recorded June 18, 2019 in the Dutchess County Clerk's Office in Document No. 02 2019 3966.

For Information Only:
Said premise(s) being known as:
1106 Route 9, Wappingers Falls, NY 12590 (Section: 6157 Block: 04 Lot: 730008)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Northside Auto Body Addition

Project Location (describe, and attach a location map):
1106 Route 9, Town of Wappinger, Dutchess County, NY; Tax ID: 1356989-6157-04-730008

Brief Description of Proposed Action:
Site plan and special use permit approval for a 54.5ft x 30ft (1,635 sq. ft.) addition onto existing motor vehicle towing, repair, and service shop. The proposed addition consists of three (3) work bays for motor vehicle repairs. The addition being proposed is nearly identical to the addition approved by the Town of Wappinger Planning Board in 1994.

Name of Applicant or Sponsor:	Telephone: 845-594-1095
KARC Planning Consultants, Inc.	E-Mail: kelly@karcpc.com

Address:
P.O. Box 924

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12602

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 1.38 acres
   b. Total acreage to be physically disturbed? 0.038 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.38 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☒ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: Existing conditions	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: Existing conditions	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Existing conditions	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? *PSS1E -0.51 acre Freshwater Forested/Shrub Wetland is located on adjacent property.	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☒ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat - NOTE: no trees will be removed for this addition	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☑
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): This is a minor expansion; therefore will have no negative impact		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kelly Libolt Date: October 5, 2026

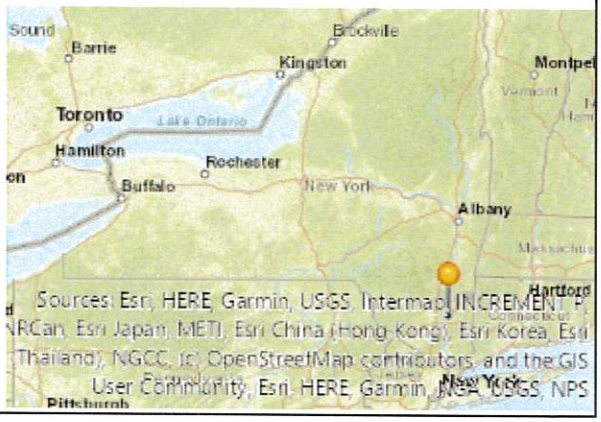
Signature: KLibolt Title: Rep for Owner/Applicant

EAF Mapper Summary Report

Monday, September 14, 2026 3:21 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes