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October 28, 2020

Mr. Bruce Flower, Planning Board Chairman
Town of Wappinger Planning Board
c/o Bea Ogunti, Planning & Zoning Board of Appeals Secretary
20 Middlebush Road
Wappingers Falls, New York 12590

Re: Lot Line Realignment for the Lands of Maric, LLC
(aka Poughkeepsie Nissan and Certified Used Car Outlet)
Amended Site Plan for Poughkeepsie Nissan
1429 and 1445 Route 9, Wappingers Falls
Tax Grid No.: 6157-02-607815 and 607850

Dear Chairman Flower and Planning Board Members:

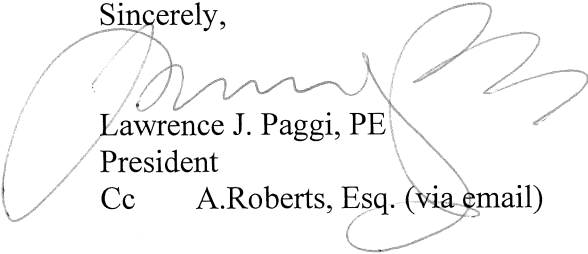
It appears that there may be some confusion relative to the lot coverage associated with the Poughkeepsie Nissan property. I hope that the following information will provide clarification.

We performed a review of the Town's records relative to prior site plan approvals granted to this property and it appears that the site data table on the approved site plan indicated a required maximum Lot coverage of 50% and a proposed Lot coverage of 13%. The proposed 13% indicated the building coverage which appears to have been the only coverage requirement at the time of that approval. This standard has subsequently been modified to require a maximum total impervious coverage (building and paved areas) of 75% and a commensurate minimum landscape area of 25%.

The current Nissan site does not meet these post approval bulk standards requirements. The existing total impervious coverage of 75.6% and a total landscape area of 24.4% would therefore, be considered pre-existing nonconforming conditions. By joining the parking area currently on the used car dealership parcel to the Nissan parcel via the proposed lot line realignment the total impervious coverage is actually being reduced from 75.6% to 75.5% and the required landscape area is being increased from 24.4% to 24.5%, representing a reduction in the pre-existing nonconformity.

I have reviewed this information with project legal counsel, Al Roberts, who concurs with the conclusion expressed above. Your continued attention to this matter is very much appreciated.

Sincerely,



Lawrence J. Paggi, PE
President

Cc A.Roberts, Esq. (via email)