

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only
No Escrow Fees Taken

PROJECT NAME: CarMax Auto Superstore – Wappinger

MEETING DATE: April 5, 2021

ACCOUNT NUMBER: 21-3439

DATE PREPARED: March 29, 2021

☒ SITE PLAN ☐ SPECIAL USE PERMIT ☐ SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATION. 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 ENGINEER TO THE TOWN
1 PLANNER TO THE TOWN
1 ATTORNEY TO THE TOWN
 HIGHWAY SUPERINTENDENT
1 FIRE PREVENTION BUREAU
 RECREATION
 TOWN OF WAPPINGER TOWN BOARD
 DUTCHESS COUNTY DEPT. OF PLANNING
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL PLANNING BOARD
 TOWN OF EAST FISHKILL PLANNING BOARD
 TOWN OF LAGRANGE PLANNING BOARD
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
1 ZONING ADMINISTRATOR-BARBARA ROBERTI

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

TOWN OF WAPPINGER PLANNING BOARD

Application No. 21-3439

Date Received: 3-29-21

Fee Received: \$250.00



APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: CarMax Auto Superstore - Wappinger

NAME & ADDRESS OF APPLICANT (Corporation or Individual): CarMax Auto Superstores, Inc
12800 Tuckahoe Creek Pkwy, Richmond, VA 23238

Street	Town	State	Zip
John Thatcher (on behalf of CarMax)	720-800-3355	jthatcher@centerpoint-is.com	
Contact Person	Phone Number	Fax Number	

NAME & ADDRESS OF OWNER (Corporation or Individual): Lou Paggiotta

11 Juniper Hill Road, Garrison, New York, 10524

Street	Town	State	Zip
John L Arons, Esq.	johnlarons@aol.com		
Contact Person	Phone Number	Fax Number	

Grid No. 135689-6156-02-664986-0000

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

Existing Use: Landscaping and tile stores (to be demolished)

Proposed Use: Pre-owned automobile sales facility and accessory uses

Location of Property: 1105-1115 Route 9 (SW corner of Route 9 and Smithtown Rd)

Zoning District: HB (Highway Business)

Acreage: Approx. 7.59

Anticipated No. of Employees: TBD

84 public parking spaces

Existing No. of Parking Spaces: Unknown (existing paving to be demolished and replaced)

+ spaces for inventory

Proposed No. of Parking Spaces: (exact layout TBD)

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

3/12/21
Date

845-424-3901
Owner's Telephone No.

[Signature]
Owner or representative's signature

Lou Paggiotta
Type Name and Title ***

11 Juniper Hill Rd, Garrison NY
Owner's Address

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

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: 21-3439

Date: 3/12/21

Grid No.: 135689-6156-02-664986-0000

Zoning District: HB (Highway Business)

Location of Project:

1105-1115 Route 9 (SW corner of Route 9 and Smithtown Rd)

Name of Applicant:

CarMax Auto Superstores, Inc.

Print name and phone number

Description of

Project: Pre-owned automobile sales facility and accessory uses. See attached narrative for full detail.

I, Loi Paggiora, 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.

Date

3/12/21

Owner's Signature

Owner's Telephone Number

845-424-3901

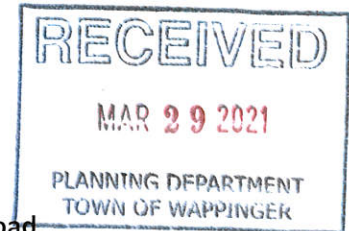
Loi Paggiora President
Print Name and Title ***

*** 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.

March 15, 2021

Town of Wappinger, NY
20 Middlebush Rd
Wappingers, NY 12590



Subject: CarMax Auto Superstore – SW Corner of Route 9 and Smithtown Road

The purpose of this letter is to outline the development and operation of a proposed CarMax Auto Superstore to be constructed on the former Plant Depot site. The existing improvements on-site (buildings and parking lots) will be demolished and reconstructed as a CarMax pre-owned motor vehicle sales building, attached service building, private use carwash facility, associated access drives, parking lot, and landscaped areas. Along with the on-site improvements described, it is also the intent of CarMax to extend public water and sewer service to this property.

Site Layout

The proposed site design includes two access drives which will both be located along Smithtown Road. The access drive closest to Route 9 will allow for access into the sales inventory area and will be used for test drives. The other access drive will allow for access into the public parking area for customers and employees. The sales inventory area is proposed to be located along the Route 9 and Smithtown Road frontages and will be secured by a low guardrail and embassy-style gates for security purposes. Customer and employee parking will be located further back along the Smithtown Road frontage. The sales and service building will be centered on the site adjacent to the public parking and sales inventory areas. The attached service building will be located south of the sales building. A paved area known as the sales staging area will be located to the west of the sales and service building and will be surrounded by a six-foot high masonry wall for screening and security purposes. Access to the non-public sales staging area will also be secured with embassy-style security gates.

Architecture

The proposed building façade will be constructed of earth-tone colored split face and smooth CMU block along with large glazing areas. Massing will be articulated by a tonal color banding in the CMU. The architectural treatments will be applied consistently to all building facades to create a cohesive look. Varied roof forms will be incorporated to distinguish the main customer entry points to the building. These entry features will be constructed of white EIFS pilasters and a blue standing seam gable roof with the CarMax logo above the entry doors. Roof-top equipment will be screened by a pre-finished earth-tone metal RTU screen and parapet walls.

Landscape

Landscaping will be incorporated into the public parking lot, the sales inventory area and around the perimeter of the site. Landscaping will include deciduous trees and shrubs, evergreen shrubs, sod, and rock mulch. A row of low evergreen shrubs will be incorporated into the design to soften the guardrail surrounding the sales display area. A heavy landscape buffer will be provided along the western side of the property where adjacent to existing residential properties. The existing mature trees in this area will be preserved to the extent possible.

The following information outlines the proposed operations based on similarly operating CarMax facilities.

Hours of Operation

Store management will set operating hours closer to the opening date; however, the showroom (sales) areas are typically open to the public Monday through Saturday from 9:00 a.m. to 9:00 p.m. with limited hours on Sundays, if permitted by local law. The retail service areas are typically open to the public Monday through Friday from 7:30 a.m. to 6:00 p.m. Associates will be present at the store several hours before and after the public operating hours.

Deliveries

Deliveries of vehicles, parts and supplies will be made on-site and will typically require the presence of associates to receive the delivery. Vehicle carriers will enter the site to load and unload vehicles in the designated area on the west side of the customer and employee parking lot. Unloaded vehicles will be driven by employees from the parking lot into the staging area to await preparation for resale.

Sales & Marketing

CarMax operates differently from traditional car dealerships in that it physically separates its inventory area, which is thoughtfully merchandised like the shelves of a first-class retailer, from its customer and employee parking. The separation, which will be accomplished using ornamental wrought-iron fencing, guardrail, and gates, not only provides an unparalleled customer shopping experience but also improves public safety, operational efficiency, and asset protection.

Vehicular access to the sales display area will be controlled by embassy-style security gates using a secured keycard. Only CarMax employees are permitted to drive cars within the sales display area. Emergency access will be provided within staging and sales display area as required by the local fire department.

CarMax is founded on the fundamental principle of integrity. Its culture is defined by values like respect and transparency and, they live these values every day by the way they treat their customers and associates. As such, CarMax promotes a welcoming, hassle-free, and stress-free environment for its customers and associates. CarMax does not display its cars on elevated surfaces, on pads in front of the store or in grassy areas. It does not use outdoor loudspeakers as associates carry pagers and / or cell phones for communications, nor does it use flags, balloons, inflatable gorillas (or other inflatables), placards in open car hoods, painted window lettering, mid-night madness sales or any other gimmicks in its marketing efforts.

Service Operations

The proposed CarMax facility will offer limited retail vehicle service (routine maintenance, tires, diagnostic and mileage services, etc.) and provides repairs of vehicles covered by its extended service plans. The facility will NOT offer "major" mechanical services (transmission replacement, engine replacement, frame straighten, major body work and painting, etc.). All service work will be performed inside fully conditioned buildings equipped with rollup doors, providing the associates with a great work environment while eliminating the need to conduct operations with open bay doors.

Retail service vehicles and vehicles awaiting disposition off-site will be stored in the secured non-public staging area on a temporary basis. As a visual screen and to provide security for these vehicles, the staging area will be surrounded by a six-foot-high masonry wall. Vehicular access to that area will be strictly controlled using embassy-style security gates. Since the staging and storage of vehicles within this area changes daily, parking spaces are not designated on the plan.

An above ground fuel storage tank with a non-public fuel pump is proposed for this site. The tank and fuel pump will be located inside the secured non-public sales staging area to fuel inventory vehicles as needed.

Site Lighting & Security

CarMax will use LED lighting fixtures mounted on 26-foot-tall light poles for visibility and security. Fixtures will be full cut off and downcast to reduce light spill onto adjacent properties. Exterior lighting will be automatically reduced after operating hours.

CarMax typically does not use on-site security guards, but instead uses interior and exterior security cameras that are tied to its Home Office security system for safety and inventory protection.

In summary, CarMax looks forward to partnering with the Town of Wappinger and its residents in constructing and operating a successful new store.

If you have any questions, or need additional information, please feel free to give me a call at (720) 800-3355.

Thank you,

John Thatcher
Development Manager

CC: JM Dixon, CarMax Auto Superstores, Inc.
Steve Hudak, CarMax Auto Superstores, Inc.