

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: CarMax Auto Superstore - Wappinger

MEETING DATE: April 4, 2022

ACCOUNT NUMBER: 21-3439 (Site Plan) and 22-4100 (Special Use Permit)

DATE PREPARED: March 9, 2022

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 ENGINEER TO THE TOWN
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE TOWN
 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
 1 DUTCHESS COUNTY SOIL & WATER
 1 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 (WALTER ARTUS)
 CENTRAL HUDSON

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



TOWN OF WAPPINGER PLANNING BOARD

Application No. 21-3439

Date Received: 3-4-22

Fee Received: \$10,700.00

Escrow Received: \$7,500.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: CarMax Auto Superstore – Wappinger

Location of Property: 1105-1115 Route 9

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

CarMax Auto Superstores, Inc C/O Bohler Engineering and Landscape Architecture

<u>17 Computer Drive West</u>	<u>Albany</u>	<u>NY</u>	<u>12205</u>
Street	Town	State	Zip
<u>Caryn Mlodzianowski</u>	<u>518-438-9900</u>	<u>cmlodzianowski@bohlereng.com</u>	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

Lou Paggiotta

<u>11 Juniper Hill Road</u>	<u>Garrison</u>	<u>NY</u>	<u>10524</u>
Street	Town	State	Zip
<u>John Arons</u>	<u>(914) 666-2525</u>	<u>johnlarons@aol.com</u>	
Contact Person	Phone Number	Email	

Grid No. 6156-02 -664986

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

Existing Use: 10,200 SF retail space, 1,400 SF interior greenhouse

Proposed Use: 4,300 SF Sales area, 800 SF presentation area, 2,600 SF service area, 1,340 SF car wash area

Existing Sq. Footage: 11,600 Use: Retail Store

Proposed Sq. footage: 9,040 Use: Motor vehicle sales establishments

Location of Property: SW Corner at the intersection

Zoning District: Highway Business Acreage: 7.5 +/-

Anticipated No. of Employees: 29

Existing No. of Parking Spaces: 156

Proposed No. of Parking Spaces: 77

Carmax Auto Superstores, Inc.

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

March 1, 2022

Date

804-747-0422

Owner's Telephone No.



Owner or representative's signature
K. Douglass Moyers, VP of Real Estate

Type Name and Title ***

12800 Tuckahoe Creek Pk, Richmond VA 23238

Owner's Address

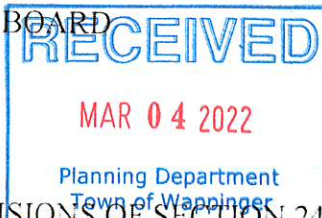
*****If this is a Corporation or LLC please provide documentation of authority to sign.**

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
SPECIAL USE PERMIT



Application No. 22-4100
Date Received: 3-4-22
Fee Received: \$500.00
Escrow Received: /

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF 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 CarMax Auto Superstore – Wappinger

GRID NO. 6156-02 -664986 ZONING DISTRICT Highway Business

PROPERTY LOCATION 1105-1115 Rte 9, Fishkill, Ny 12524

NAME & ADDRESS OF APPLICANT (Corporation or Individual):
CarMax Auto Superstores, Inc C/O Bohler Engineering and Landscape Architecture

<u>17 Computer Drive West</u>	<u>Albany</u>	<u>NY</u>	<u>12205</u>
Street	Town	State	Zip
<u>Caryn Mlodzianowski</u>		<u>518-438-9900</u>	<u>cmlodzianowski@bohlereng.com</u>
Contact Person		Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Lou Paggiotta

<u>11 Juniper Hill Road</u>	<u>Garrison</u>	<u>NY</u>	<u>10524</u>
Street	Town	State	Zip
<u>John Arons</u>		<u>(914) 666-2525</u>	<u>johnlarons@aol.com</u>
Contact Person		Phone Number	Email

Pursuant to section(s): 240-67 Motor Vehicle Sales Establishments

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: Proposed Site Plan Documents for CarMax Auto Superstores, Inc.

PREPARED BY: Bohler Engineering and Landscape Architecture

DATED: _____

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.

Continued page 2 for Special Use Permit

Carmax Auto Superstores, Inc.

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

March 1, 2022

Date

804-747-0422

Owner's Telephone No.



Owner or representative's signature

K. Douglass Moyers, VP of Real Estate

Type Name and Title

12800 Tuckahoe Creek Pk, Richmond VA 23238

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.**



355 Union Boulevard, Suite 301
Lakewood, CO 80228
T 303.679.6978
CenterPoint-Is.com

March 3, 2022

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, CarMax is providing proposed easements for utilities, should public water and sewer services be extended to this property in the future and intends to connect to public services once they become available.

Site Layout

The proposed site design includes three access drives 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 two 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. The perimeter of this area will also have ample landscaping. Customer and employee parking will be located further west 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/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. Variated 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 evergreen trees in this area along Osborne Hill Road will be preserved ensuring a year-round residential buffer.

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 service/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.). 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,

A handwritten signature in black ink, appearing to read "John Thatcher".

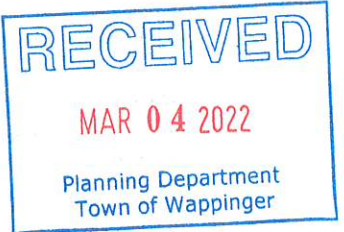
John Thatcher
Development Manager

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



Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

Planning Department
Office: 845.297.1373 ~ Fax: 845.297-0579
www.broberti@townofwappinger.us



Owner Consent Form

To be filed when the applicant is not the building or property owner

Project = 21-3439 Date: 2/16/2022
Grid = Section 6156-02 Parcel 664986 Zoning District: HB - Highway Business

Location of project: 1105-1115 Route 9

Name of Applicant: CarMax Auto Superstores, Inc.
Print name (Corporation, LLC, Individual, etc.)

Description of project: A CarMax pre-owned automobile dealership is proposed.
Associated access, parking, signage, lighting, utilities, landscaping, and
a non-public carwash are proposed as part of the project.

I, JOHN L. AROUS, Trustee of The Lou Paggiotta Revocable Trust, 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.

The Lou Paggiotta Revocable Trust
Print name (Corporation, LLC, Individual, etc.)

Date: 2/22/2022

[Signature]
Owner or representative's signature

Owner's Telephone No. _____

JOHN L. AROUS, Trustee
Print Name and Title ***

126 Barker Street, Mt. Kisco, N.Y.
Owner's Address 10549

***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.

ORIGINAL