

April 14, 2022

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

Re: CarMax Auto Superstore Wappinger  
Site Plan and Special Use Permit  
Tax Parcel 6157-04-659168  
CPL # 14926-00035  
TOW# 21-3439

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Application for Site Plan Approval, dated March 4, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Application for Special Use Permit, dated March 4, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Owner Consent Form, dated March 4, 2022, prepared by John Arons of the Lou Paggiotta Revocable Trust
- Statement of Use, dated March 3, 2022, prepared by John Thatcher of Centerpoint Integrated Solutions
- Cover Letter, dated March 3, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Project Narrative Letter, dated March 3, 2022, prepared by Richard O'Rourke of Keane & Beane P.C.
- Secretary's Certificate, dated February 16, 2022, prepared by John Stuckey III of CarMax Inc.
- Full Environmental Assessment Form, dated March 3, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- 14-Sheet Plan Set, last revised March 1, 2022, prepared by W.D. Goebel, P.E. of Bohler Engineering and Landscape Architecture
- Alta/NSPS Land Title Survey of the Lands to be Conveyed to CarMax Auto Superstores Inc., dated March 18, 2021, last revised September 16, 2021, prepared by Vincent Ausfeld P.L.S. of Ausfeld & Waldruff Land Surveyors LLP
- Lighting Plan, last revised February 14, 2022, prepared by LSI
- Conceptual Elevations, dated March 1, 2022, prepared by Charles O'Brien
- Conceptual Floor Plans, dated March 1, 2022, prepared by Charles O'Brien



Based on our review we offer the following engineering related comments (please note that additional comments will likely be made upon submission of a more complete application – see comments regarding the need for a Stormwater Pollution Prevention Plan below):

Comments:

SEQR

1. Since 6.5 +/- acres will be disturbed, a Stormwater Pollution Prevention Plan (SWPPP) will need to be included in subsequent submissions for this project. A SWPPP is mentioned in the General Notes on page C-102 of the plan set but was not included in this submission.
2. Please revise the answer to question h on page 4, as a water storage tank is proposed.
3. The answer to question L.i on page 7 of the FEAF states construction will be conducted during daylight hours. Please amend this to 7 a.m. to 7 p.m., as per Town Code Section 166-7.C.
4. Please provide an estimate of solid waste generation on page 8 of the FEAF. "Typical" tons is not an acceptable estimation.

Plans

5. Demolition of existing structures on the project site will be subject to a Demolition Permit, to be obtained from the Town.
6. Removal of the existing entrance from Rte. 9 will be subject to a NYSDOT Highway Work Permit.
7. Provide details of all proposed signage for review.
8. Please provide a list of adjacent property owners in the plan set.
9. Any work within the 100' wetland buffer will be subject to a Wetlands Disturbance permit.
10. Please provide percolation test data for the proposed stormwater infiltrators.
11. Please provide sizing calculations, deep test and percolation test locations for the proposed septic absorption field.
12. Provide metes and bounds for proposed utility easement to be dedicated to the Town.
13. Please provide details for the proposed 6-foot-tall masonry walls. The callout on plan sheet C-301 refer to Arch. Plans. Please clarify.
14. Please provide a product data sheet and construction detail for the proposed oil-water separator.
15. Please provide a detail and calculations for the proposed septic pump station.
16. Please provide elevations of the proposed water service, as separation between the proposed stormwater piping and water service must comply with the Dutchess County Department of Behavioral and Community Health standard of 18" of vertical separation at crossings.



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17. Please clarify the purpose of the two temporary settling basins depicted on sheet C-601, as it appears there are no inlets into either basin.
18. Please provide a truck-turning detail that shows the delivery of vehicles to the site as well as fire-fighting apparatus.
19. Please provide construction details for the proposed storage tank and pump for fire flow.
20. The Board should discuss the comments received from the DCDOP dated April 1, 2022.
21. The Applicant must satisfactorily address the comments and concerns submitted by the Fire Prevention Bureau.
22. We note that in previous informal meetings with the Applicant that much discussion ensued about the desire to bring municipal water and sewer services to this parcel as there currently are none in the area. It appears that the Applicant has no intention to extend either municipal water or sewer to serve the site. Further, it appears that the Applicant intends to potentially connect to municipal services at some point in the future should they be made available. This will require further study and discussion.

If you have any questions, please contact me at (845) 686-2305, or via e-mail at [jbodendorf@cplteam.com](mailto:jbodendorf@cplteam.com).

Very truly yours,  
CPL

Jon Bodendorf, P.E.  
Senior Municipal Engineer

JDB/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)  
Susan Dao, Building Inspector (by e-mail)  
Michael Sheehan, Highway Superintendent (by e-mail)  
James Horan, Esq., Attorney to the Planning Board (by e-mail copy)  
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)  
Ralph Marinaccio, Planning Board Member (by e-mail copy)  
Robert Ceru, Planning Board Member (by e-mail copy)  
Paul Freno, Planning Board Member (by e-mail copy)  
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