

June 28, 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:

- Response letter to CPL comments, dated May 18, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Response letter to Hardest & Hanover comments, dated May 18, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Oil-Water Separator Product Data Sheet, prepared by Woodard's Concrete Products
- Example Wall Elevation sheet, dated March 18, 2022, prepared by Haines Gipson & Associates
- Full Environmental Assessment Form, revised May 9, 2022
- 12-Sheet Sign Plan Set, dated June 17, 2021, prepared by AGI
- 16-Page Plan Set, last revised May 16, 2022, prepared by W.D. Goebel, P.E. of Bohler Engineering and Landscape Architecture
- 1-Sheet Lighting Plan Set, last revised May 13, 2022, prepared by LSI

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:**

**SEQOR**

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. Please provide for review once finalized.



Plans

2. Demolition of existing structures on the project site will be subject to a Demolition Permit, to be obtained from the Town.
3. Removal of the existing entrance from Rte. 9 will be subject to a NYSDOT Highway Work Permit. Provide correspondence and approval when received.
4. Please provide percolation test data for the proposed stormwater infiltrators.
5. Provide metes and bounds for proposed utility easement to be dedicated to the Town when finalized.
6. The applicant should be advised that any plans for retaining walls 4 feet in height or greater will need to be stamped by a Professional Engineer.
7. Please provide construction details for the proposed storage tank and pump for fire flow once finalized.
8. The Applicant must satisfactorily address the comments and concerns submitted by the Fire Prevention Bureau. Please provide approval once received.
9. The Applicant has correctly indicated that extending municipal water/sewer to the subject site is cost-prohibitive for one property owner. The Town has estimates of what the entire project would cost, and may request that the Applicant consider providing some form of security to cover their fair share of the overall costs should the project move forward at some point in the future.

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)



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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)  
Marcos Peratikos, Planning Board Member (by e-mail copy)  
Nicholas Maselli, Planning Board Member (by e-mail copy)  
Lynne Versaci, Planning Board Member (by e-mail copy)  
Bea Ogunti, Planning Board Sec. (by e-mail copy)  
Caryn Mlodzianowski, Applicant (by e-mail copy)