

Waiver Requests
Proposed CarMax Auto Superstore
SW Corner of Route 9 & Smithtown Road

August 3, 2022

On behalf of CarMax Auto Superstores, Inc, we are requesting the waivers from the Town Code as follows:

- Waiver from section 240-23 F. (Exterior Lighting, Amended) which states – “In all districts, the maximum pole height for any exterior light fixture shall not exceed 15 feet as measured from the ground.” This project proposes a total light pole height of 19-feet (17’ poles on a 2’ base). Increasing the height of the lights slightly above the Code maximum will help reduce the number of light poles needed and will reduce light pollution.
- Waiver from section 240-23 G. (Exterior Lighting, Amended) which states – “Lighting plan specifications. A photometric lighting plan shall be provided for all proposed lighting or for the retro-fitting of existing light fixtures with Light Emitting Diode (LED) fixtures. The photometric plan shall provide specifications for all lighting proposed. The color temperature of all LED lighting shall be 3,000 Kelvin (K) or less. The lighting specifications shall also include Backlight, Uplight and Glare (BUG) ratings for all proposed fixtures.”
This project proposes light fixtures with a color temperature of 3,500 Kelvin in order to optimize energy savings, reduce the number of luminaires, and align with other Town buildings.
- Waiver from section 240-67 B. which states – “Ten visitor parking spaces, plus two parking spaces for each three employees, shall be provided. Vehicles awaiting repairs shall be located in an area that is screened from public view.” Section 240-97(A) states “Except where otherwise modified by other provisions of this chapter, off-street parking spaces shall be provided as follows. Off-street parking spaces in excess of the minimum numbers specified below shall not be permitted. Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within the categories listed below or within the special standards of Article VIII shall be determined by the Planning Board. The Planning Board shall consider all factors entering into the parking needs of each such use or reuse of land or buildings and may, in the course of site plan or special permit review, reduce or increase the parking and loading requirements for such uses in an amount which it considers appropriate and in the best interest of the Town. In all cases, the Planning Board shall require appropriate safeguards for the provision of the required parking and loading facilities for uses for which standards exist.”

Based on the Town Code requirement, 30 parking spaces are allowed and 77 parking spaces are proposed. Based on history of similar sized CarMax facilities in similar

demographics, the average amount of parking spaces provided is 98 customer & employee parking spaces. Please see data attached.

- Waiver from section 240-96 B.(1) which states "Standard parking lots and spaces. Except as otherwise set forth below, all off-street parking spaces shall be at a ninety-degree angle and at least nine feet in width and 18 feet in length, with a two-way, twenty-four-foot wide maneuvering aisle. Curbs shall be kept to a maximum height of six inches, and 1.5 feet of the required parking space length shall be allowed to overhang islands, provided that there is no interference with sidewalks or landscaping. Such bumper overhang area shall be considered part of the parking space and shall not be counted toward meeting minimum yard setbacks or perimeter buffer screening area requirements. In this latter case, the paved length of the parking space shall be 16.5 feet"

The waiver request is to allow two-way 20-foot wide drive aisles in the Sales Display parking lot, rather than 24-foot wide drive aisles. This parking lot area is secure, with access to employees only, therefore traffic will be lower and 20-foot drive aisles will be sufficient. The benefit sought is to reduce pavement quantities.

Public Parking for Existing CarMax XF Prototype Facilities w/ Comparable 20-Mile Population Demographics					
Store	State	Building Prototype	Total Building SF	Developed Acres	Public Parking Spaces
Golden	CO	XF	7,477	5.52	121
Buffalo	NY	XF	7,480	4.26	77
Pensacola	FL	XF	7,475	5.07	99
O'Fallon	IL	XF	7,474	5.00	106
Vancouver	WA	XF	7,477	5.95	87
Average Public Parking Spaces:					98
Wappinger (proposed)	NY	XF	7,700	5.31	77