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Via Overnight Delivery

October 6, 2022

Town of Wappinger
Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Attention: Bruce Flower, Chairman

**Re: Response to Comments Summary
Proposed CarMax Auto Superstore
Tax Parcel 6157-04-659168**

Dear Chairman Flower,

On behalf of CarMax Auto Superstores, Inc., we are pleased to submit this response to comments summary to the Town of Wappinger Planning Board for the above referenced project. This summary is in response to the various comments received in the August 29, 2022 letter from CPL, as noted below with our responses in italics:

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. Please provide for review once finalized.

A SWPPP report has been included within this submission.

Plans

2. Demolition of existing structures on the project site will be subject to a Demolition Permit, to be obtained from the Town.

Comment acknowledged.

3. Removal of the existing entrance from Rte. 9 will be subject to a NYSDOT Highway Work Permit. Provide correspondence and approval when received.

Comment acknowledged.

4. Provide percolation test data for the proposed stormwater infiltrators.

Poor soils were encountered during the soil testing within the stormwater infiltration area. The design has been revised proposing perforated HDPE pipe and hydrodynamic separators to provide water quality for proposed redevelopment areas, rather than storm water infiltrators.

5. Provide metes and bounds for proposed utility easement to be dedicated to the Town when finalized.

Comment acknowledged. These will be prepared once the Planning Board grants approval to ensure the site layout will not change the exact easement areas.

6. The conceptual elevations show 6' high "smooth face CMU site walls" in two locations on the project site. Please clarify if this is a retaining wall, provide necessary construction detail, and clearly annotate their locations in the Civil Plan set.

The locations of the 6' walls are indicated on the Site Plan. These are not intended to be retaining walls. A detail has been included on the Details Sheet within the civil site plan documents plan set. Final design will be completed at time of building permit review.

7. Provide construction details for the proposed storage tank and pump for fire flow once finalized.

Comment acknowledged. These will be designed prior to building permit submittal and can be provided to the Town once finalized.

8. The Applicant must satisfactorily address the comments and concerns submitted by the Fire Prevention Bureau. Please provide approval once received.

Comment acknowledged. We received Fire Prevention Bureau and the Hughsonville Fire Department comments via e-mail on 9/29/2022 and have addressed the comments within the plans attached to this submittal. We were asked to provide a 24' wide access aisle to serve as a fire lane to the rear service and car wash area. We provided a new fire truck turn template within the site plan documents utilizing a 34' long tuck as requested and expanded the gate openings and drive aisle along the travel path of the fire truck to be 24' wide. We have also added pavement markings noting the fire lane and noted that the access gate is to open upon siren activation/similar.

9. Provide details and/or product info sheets for the proposed fuel storage tank and fuel dispenser.

These have been included within this submission.



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Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY, PLLC

A handwritten signature in black ink, appearing to read "Caryn Mlodzianowski".

Caryn Mlodzianowski

cc: **John Thatcher, CenterPoint Integrated Solutions (via e-mail)**
CarMax Auto Superstores, Inc (via e-mail)
Richard O'Rourke, Keane & Beane P.C. (via e-mail)
Jon Bodendorf, PE, CPL
Malcolm M. Simpson, Hardesty & Hanover (via e-mail)