

November 4, 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 and reviewed copies of the following documents:

- Submittal Letter, dated October 6, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Comment Response Letter, dated October 6, 2022, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Lighting Design Narrative, dated September 30, 2022, prepared by Lighting Design Innovations
- Fuel Storage Tank Installation Details prepared by JSA Consulting Engineers
- Stormwater Pollution Prevention Plan, dated September 30, 2022, prepared by Bohler Engineering and Landscape Architecture
- 14-Page Plan Set, last revised September 30, 2022, prepared by W.D. Goebel, P.E. of Bohler Engineering and Landscape Architecture
- 1-Sheet Lighting Plan Set, last revised August 2, 2022, prepared by LSI

Based on our review we offer the following engineering related comments:

#### **Comments:**

#### **Plans**

1. Demolition of existing structures on the project site will be subject to a Demolition Permit, to be obtained from the Town.
2. Removal of the existing entrance from Rte. 9 will be subject to a NYSDOT Highway Work Permit. Provide correspondence and approval when received.
3. Provide metes and bounds for proposed utility easements to be dedicated to the Town when finalized.
4. Provide final design details of the 6' high "smooth face CMU site walls" as part of the building permit review process.



5. Provide construction details for the proposed storage tank and pump for fire flow once finalized.
6. The Applicant has been responded to the comments and concerns submitted by the Fire Prevention Bureau. Please provide Fire Prevention Bureau approval once received.
7. The Applicant has provided details for the proposed fuel storage tank and fuel dispenser. These should be incorporated into the site plan set.
8. We have reviewed the plans with the Highway Superintendent and he has no comments or concerns related to the proposed site access areas.
9. A copy of the Geotechnical Report referenced in the General Notes on Sheet C-102 should be submitted for review.
10. The site access on Osborne Hill Road should be indicated as "To be Removed" on the demolition plan.

#### SWPPP Comments

11. A 5-acre waiver request will be necessary based upon the information provided (disturbance of 6.56 Acres).
12. Provide owner/operator email on filed NOI.
13. The MS4 acceptance form will be necessary.
14. Correct Town name throughout information provided (NOI, SWPPP) as 'Wappingers' is incorrect. Similarly correct the SWPPP Preparer Certification Form.
15. All certification forms must be signed prior to commencement of construction and copies placed within the SWPPP.
16. The report should identify who will be responsible for long-term maintenance of the stormwater facilities (filter replacement, removal of sediment, etc.).
17. The 'credit' for parking reduction as a reduction of impervious cover in the SWPPP seems to be contradicted by the request for parking beyond the Town code requirement. Please clarify.
18. Inclusion of the 1,340 SF car wash building area was not apparent in runoff and impervious calculations. Please verify that it was included in the calculations.
19. Describe how water from the car wash operation is treated (i.e. confirm that wash water is treated/recycled within a dedicated system and not sent to the stormwater or septic systems).
20. The car wash, service facility, and vehicle storage lot are considered stormwater hotspots per section 4.11 of the SMDM. Please indicate the methods used to provide additional protection prior to entering the onsite treatment systems. We often see a separate system to handle the potential toxins.
21. While there is a brief discussion regarding storage of hazardous materials during construction, additional information regarding trash storage should be added to the SWPPP.



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22. How will existing storm sewer system be protected from sedimentation during demolition?
23. It appears that more of the existing area E-2 should be part of E-1 due to existing storm sewer system structures. Similarly, it seems that more area should be included for the drainage from Osborne Hill Road. The catch basins are at a low point along the road. The small ridge used along the west side of the site in the delineation does not appear to be a factor. Please verify the drainage area delineations and calculations, if necessary.

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

A handwritten signature in black ink, appearing to read 'Jon Bodendorf'.

Jon Bodendorf, P.E.  
Senior Municipal Engineer

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)  
Reinaldo Anjos, Planning Board Member (by e-mail copy)  
Robert Ceru, Planning Board Member (by e-mail copy)  
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Bea Ogunti, Planning Board Sec. (by e-mail copy)  
Caryn Mlodzianowski, Applicant (by e-mail copy)