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February 6, 2023

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 November 4, 2022 letter from CPL, as noted below with our responses in italics:

#### Plans

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

*Comment acknowledged.*

2. 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.*

3. Provide metes and bounds for proposed utility easements to be dedicated to the Town when finalized.

*Comment acknowledged.*

4. Provide final design details of the 6' high "smooth face CMU site walls" as part of the building permit review process.

*Comment acknowledged.*

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

*Comment acknowledged.*

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.

*Comment acknowledged.*

7. The Applicant has provided details for the proposed fuel storage tank and fuel dispenser. These should be incorporated into the site plan set.

*The fuel storage tank and fuel dispenser details have been incorporated into the site plan set and are noted on the Cover Sheet.*

8. We have reviewed the plans with the Highway Superintendent and he has no comments or concerns related to the proposed site access areas.

*Comment acknowledged.*

9. A copy of the Geotechnical Report referenced in the General Notes on Sheet C-102 should be submitted for review.

*A copy of the Geotechnical Report has is located with Part 3 Section I within the Stormwater Management Report section of the SWPPP.*

10. The site access on Osborne Hill Road should be indicated as "To be Removed" on the demolition plan.

*The site access on Osborne Hill Road has been called out 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).

*Comment acknowledged.*

12. Provide owner/operator email on filed NOI.

*The owner/operator email has been added to the filed NOI.*

13. The MS4 acceptance form will be necessary.

*The MS4 acceptance form has been completed and added within the SWPPP.*

14. Correct Town name throughout information provided (NOI, SWPPP) as 'Wappingers' is incorrect. Similarly correct the SWPPP Preparer Certification Form.

*The Town name has been updated throughout the SWPPP and NOI.*

15. All certification forms must be signed prior to commencement of construction and copies placed within the SWPPP.

*Comment acknowledged.*

16. The report should identify who will be responsible for long-term maintenance of the stormwater facilities (filter replacement, removal of sediment, etc.).

*The SWPPP report has been revised to include who is responsible for long-term maintenance of stormwater facilities.*

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.

*The total number of parking spaces allowed for the property/project is 495 spaces and 422 total spaces are proposed. The number of parking spaces and total maximum impervious coverage are both below what is allowed on the subject site.*

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.

*All proposed buildings including the car wash building have been included within the impervious area calculations within each sub catchment as shown on the proposed drainage map.*

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).

*The proposed car wash water is recycled and contained within a dedicated system that does not connect to the stormwater or septic systems. Holding tanks are provided for the recycled water.*

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.

*Oil Debris hoods have been added to the catch basins to provide additional protection prior to entering on the onsite treatment systems.*

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.

*Additional information has been added to part B. Proposed Conditions section of the SWPPP report.*

22. How will existing storm sewer system be protected from sedimentation during demolition?

*The demolition plan has been revised to include the erosion and sediment control items showing protection on the existing storm sewer to be removed.*



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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.

*The existing drainage areas have been modified as requested with the updated analysis included within the revised SWPPP report.*

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**

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)**  
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