

March 2, 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 February 6, 2023, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- Hardesty and Hanover Comment Response Letter, dated February 6, 2023, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- NYSDEC Natural Heritage Letter, dated January 4, 2023 prepared by Heidi Krahling of NY Natural Heritage Program
- CPL Comment Response Letter, dated February 6, 2023, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture.
- Waiver Request Letter, dated February 3, 2023, prepared by Bohler Engineering and Landscape Architecture.
- Selected Lighting References, dated January 23, 2023, prepared by Lighting Design Innovations
- Lighting Memo, dated September 30, 2022, prepared by P. Mercier of Lighting Design Innovations
- SWPPP, dated February 6, 2023, prepared by Bohler Engineering and Landscape Architecture
- 13 Page Plan Set, dated February 6, 2023, prepared by Bohler Engineering and Landscape Architecture
- Survey Map, dated September 16, 2021, prepared by Ausfeld and Waldruff Land Surveyors
- 2 Page Lighting plan, dated February 11, 2022, Prepared by LSI
- 5 page Fuel Storage tank and details, dated June 15, 2022, Prepared by Johnson, Spellman and Associates



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

Plans

1. The requirement that a Demolition Permit to be obtained from the Town for existing structures to be demolished is acknowledged by the applicant. Please provide a permit application.
2. The requirement for a NYSDOT Highway Work Permit for the removal of the existing entrance from Rte. 9 is acknowledged. Please provide correspondence and approval once obtained.
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. Please provide Fire Prevention Bureau approval once received.
7. The geotechnical report is included in the SWPPP. The report recommends that in heavy traffic areas that 8" of concrete over 6" of aggregate base be provided. The site layout plan calls these areas as heavy duty asphalt. Please clarify. It is also noted that the Plan calls out heavy duty and standard duty asphalt. The details are labeled heavy duty and light duty. Please clarify this as well.

SWPPP Comments

8. The Erosion and Sediment Control Notes on Sheet C-602 should reflect the requirements of the current General Permit. In particular, Note 2 regarding stabilization should be revised per GP-0-20-001, Part 1-B.1.b.

If you have any questions, please contact me at (845) 686-2305, or via e-mail at jbodendorf@cplteam.com.



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Very truly yours,
CPL

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)
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)