

March 30, 2023

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 March 28, 2023, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture
- CPL Comment Response Letter, dated March 24, 2023, prepared by Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture.
- Site Plan Set, dated 3/20/23, prepared by Bohler Engineering and Landscape Architecture

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.



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