



17 Computer Drive West  
Albany, NY 12205  
518.438.9900

70 Linden Oaks, Third Floor, Suite 15  
Rochester, NY 14625  
585.866.1000

March 24, 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 March 2, 2023 letter from CPL, as noted below with our responses in italics:

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.

*Comment acknowledged.*

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.

*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. Please provide Fire Prevention Bureau approval once received.

*Comment acknowledged.*

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.

*Section 4.10 Pavement Section Recommendations within the "Flexible Pavement Section" states "A light-duty section is recommended in typical parking areas where cars and lightly loaded trucks are anticipated. A heavy-duty pavement section should be utilized in paved areas where traffic flow is channelized and/or delivery trucks will travel." This is consistent with the flexible (asphalt) pavement section shown on the plans. The standard duty callout has been revised to Light Duty matching the detail and geotechnical report.*

#### 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.

*Note 2 on the Erosion and Sediment Control Notes Sheet has been revised per Gp-0-20-001, Part 1-B.1.b.*

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