

April 26, 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 April 3, 2023 letter from Hardesty & Hanover, as noted below with our responses in italics:

1. SEQRA. The Proposed Action is considered an Unlisted Action pursuant to SEQRA. The Planning Board circulated its intent to serve as Lead Agency in a letter dated 5/12/22. The next step in regard to SEQRA is for the Planning Board, as Lead Agency, to consider making a determination of significance.

Comment acknowledged.

2. Site Layout.

- a. Previously, the site layout had featured three curb cuts on Smithtown Road. One for the inventory area and two full movement entrances to the employee and customer parking area. Both the Dutchess County Department of Planning and the Wappinger Planning Board had questioned the need for three full movement entrances. The Applicant has revised the entrances to retain the two full movement entrances into the employee/customer parking area but have eliminated the curb cut into the inventory lot which is now proposed to be accessible through the employee/customer parking area.

Comment acknowledged.

- b. The fire truck turning templates have been revised following comments regarding conflicts with auto hauler parking spaces, and a lack of clarity in access routes through the service area. The turning templates have been revised but now show a conflict with an interior curb as it approaches the exit movement. We defer to the Fire Prevention Bureau regarding the adequacy of the revised turning templates.

We have modified the curb where the previous conflict occurred and updated our plans accordingly.

- c. The auto hauler turning templates have been revised and no longer show a conflict with the west bound lane on Smithtown Road when making a right turn exit. However, there is still a conflict with the interior double yellow line of the entrance/exit as the auto hauler enters the site. We make the following two recommendations.

- i. To eliminate the conflict with westbound traffic on Smithtown Road, the entrance/exit the auto haulers are proposed to use has been widened to 46 feet. We recommend that the additional width beyond the standard be made with a different material and/or marked in a different color to visually narrow the entrance/exit while maintaining the functional width proposed.

The additional width of the driveway has been modified. A mountable concrete curb is proposed on the exit/east side of the driveway with a concrete pavement area for the truck maneuver.

- ii. The Applicant could consider the functional separation of the parking area proposed to be used by the auto hauler and the area proposed to be used for the public to mitigate the impact of the turning template conflict of the auto hauler's entering movement.

All turning movements have been mitigated; see sheet C-904.

3. Parking.

- a. The Applicant is proposing 77 parking spaces, which is greater than the 30 parking spaces required by code, however, they are no longer requesting a waiver from the Planning Board as per §240-97.A. Instead, the Applicant has stated that 30 of the proposed 77 spaces are for employee and customer parking and that the remainder are for other purposes including, but not limited to, the temporary storage of cars being unloaded from an auto hauler.

Comment acknowledged.

- b. The Applicant is proposing modified dimensions for parking geometry in the employee-controlled inventory and service lots that would reduce the drive aisle width and remove the need for vegetated islands as per § 240.96. This would require a waiver from the Planning Board.

Comment acknowledged.

- 4. Lighting. The Applicant has revised their lighting plan to make the proposed color temperature and lighting levels code complaint but are still requesting a waiver from the lighting code for the height of the proposed lighting poles. The Applicant has proposed pole heights of 19', with 17' poles atop 2' pedestals. This would require a waiver from the Planning Board. The Applicant has proposed integral louvers on all of the perimeter fixtures to mitigate potential lighting glare from the Site.

Comment acknowledged.



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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