



17 Computer Drive West
Albany, NY 12205
518.438.9900

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

Via Electronic-Mail & FedEx Delivery

April 26, 2023

Mr. Bruce Flower, Chairman
Town Hall
20 Middlebush Road
Wappingers Falls, New York 12590

Re: CarMax Application for Site Plan Approval and Special Use Permit
Grid # 6156-02-664986

Dear Chairman Flower and Members of the Planning Board:

On behalf of CarMax Auto Superstores, Inc, we are pleased to submit additional and revised information to the Town of Wappinger for review of the proposed CarMax Facility located at 1105-1115 Route 9 in the (HB) Highway Business Zoning District.

We have assembled this information following the comments heard at the April 3, 2023 Planning Board Public Hearing. We have added a row of shrubs to the southern property line, along the property nearest to Route 9. We have modified the driveway on Smithtown Road, closest to Osborne Hill Road by narrowing the pavement width of the driveway and proposing a mountable curb and concrete pavement area for truck circulation. Additionally, we have evaluated the operations of Smithtown Road as it relates to our proposed site access. When the project began we initially had three (3) curb cuts along Smithtown Road, and throughout review of the project have removed the proposed access on Smithtown Road, closest to Route 9 to keep more distance from Route 9 to the proposed site access. Enclosed is a memorandum discussing the operations of Smithtown Road in relation to the subject project. Lastly, we have included a memorandum discussing the proposed lighting for the project.

Please find the following enclosed for your review and distribution:

- A. Twelve (12) copies of a Response to Comments Letter, responding to Hardesty & Hanover comments from a 4/3/23 memorandum, prepared by this office, dated April 26, 2023.
- B. Twelve (12) copies of a Response to Comments Letter, responding to CPL comments from a 3/30/23 memorandum, prepared by this office, dated April 26, 2023.
- C. Twelve (12) copies of a 'Lighting Design Response', prepared by Lighting Design Innovations, dated April 24, 2023.
- D. Memorandum prepared by GTS Consulting, dated April 21, 2023.
- E. Twelve (12) copies of the "Proposed Site Plan Documents" prepared by Bohler, dated 9/1/21, last revised 4/26/23.
- F. One (1) Thumb Drive Containing Electronic Copies of all information listed above.



Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

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We look forward to meeting with the Planning Board on May 1st. 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

A handwritten signature in blue ink, appearing to read "Caryn Mlodzianowski".

Caryn Mlodzianowski

cc: John Thatcher, CenterPoint Integrated Solutions
CarMax Auto Superstores, Inc
Richard O'Rourke, Keane & Beane P.C.
Paul Mercier, MS, LC, IALD, Lighting Design Innovations