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May 1, 2023

Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

Re: CarMax Superstore; Tax Parcel #6156-02-664986
File Nos. 21-3439 and 22-4100

Dear Chairman Flower and Planning Board Members:

This office owns and rents property at 1099 Route 9, adjacent to the south of the proposed CarMax which is the subject of site plan and special use permit applications presently before the Board. This application can directly impact our, and our abutting, longstanding, and local family owned community businesses. Our tenant operates a restaurant and the site has been used as such for decades. Moreover, there are residential apartments to the south of the subject premises.

We appeared before the Planning Board on April 3, 2023 and submitted our comments concerning the site plans. The matter was adjourned until this evening.

CarMax made a late submission to the public's comments by filing at the eleventh hour on April 28, 2023. Given the tardiness of CarMax's submission, it was impossible for us to intelligently review and respond to CarMax's late submission.

We respectfully request that the Planning Board keep the public hearing open until such time as further studies and information can be supplied to the Planning Board and for the public to make further comment.

Thank you for your attention.

Very truly yours,



Frank Redl
Project Manager