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**Via Electronic-Mail & FedEx Delivery**

June 2, 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 additional information following the comments heard at the May 1, 2023 Planning Board Public Hearing. The topic of pedestrian traffic and vehicle stacking on Smithtown Road was brought up by the comments heard at the meeting. As requested, we engaged a traffic engineer to study the pedestrian volumes along Smithtown Road and the stacking volumes on the western side of the Smithtown Road/US Route 9 intersection. The data obtained during peak hours for a Thursday, Friday, and Saturday is contained within the report. We also surveyed the entire width of the right-of-way of Smithtown Road for reference should sidewalks be built on either side of Smithtown Road. Lastly, we assembled sketches of sidewalk options for either side of Smithtown Road and those are included within this submission.

Please find the following enclosed for your review and distribution:

- A. Twelve (12) copies of a reporting titled "Existing Traffic Data Review", prepared by GTS Consulting, dated May 16, 2023.
- B. Twelve (12) copies of the "ALTA/NSPS Land Title Survey of the Lands To Be Conveyed to CarMax Auto Superstores, Inc.", prepared by Ausfeld & Waldruff Land Surveyors LLP, last revised May 19, 2023.
- C. Twelve (12) copies of "Smithtown North Sidewalk Option", sheet S-01, prepared by this office.
- D. Twelve (12) copies of "Smithtown South Sidewalk Option", sheet S-02, prepared by this office.
- E. 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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The other documents previously submitted to the Town within our April 26, 2023 letter/submission remain unchanged at this time. We look forward to meeting with the Planning Board on June 19th. 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

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**