

## Via Overnight Delivery

August 11, 2022

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. Based on comments received at the July 6, 2022 Planning Board meeting we have made the following revisions:

- Lighting – we have revised the proposed site lighting photometrics and provided a Lighting Design Narrative describing our site lighting approach.
- Signage – we have removed the second building sign on the wall facing Smithtown Road (the sign previously labeled “C”). We have also reduced the height of the ‘service’ sign letters by 25%; from 20” to 15”.
- Site Layout – we have removed one of the accesses to Smithtown Road as requested, so that two remain. One for employees/trucks and one for customers. Signs have been added to the Site Plan accordingly.
- Truck Turn exhibits – Truck turn exhibits for both the car carrier and for a ladder fire truck have been added to sheet of the civil plan set.
- Landscaping – a row of landscaping has been added along the building wall that faces Smithtown Road as requested to make the longer part of the façade more visually pleasing.
- Building architecture – spandrel glass has been added along the building wall facing Smithtown Road as requested to make the façade more visually pleasing.

Please find the following enclosed for your review and distribution:

- A. Twelve (12) copies of the Waiver Requests for the project, prepared by this office, dated August 3, 2022.
- B. Twelve (12) copies of the “Lighting Design Narrative”, prepared by Lighting Design Innovations, dated August 2, 2022.
- C. Twelve (12) copies of a Response to Comments Letter, responding to Hardesty & Hanover comments from a 4/13/22 memorandum, prepared by this office, dated August 10, 2022.
- D. Twelve (12) copies of the Conceptual Elevations, prepared by Charles J O’Brien Architect, dated July 15, 2022.
- E. Twelve (12) copies of the Sign Package, prepared by AGI, dated 07/22/2022.

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- F. Twelve (12) copies of the "Lighting Proposal" plan, prepared by LSI, dated 2/11/22, last revised 8/2/22.
- G. Twelve (12) copies of the "Proposed Site Plan Documents" prepared by Bohler Engineering and Landscape Architects, dated September 1, 2021, last revised 8/5/22.
- H. One (1) Thumb Drive Containing Electronic Copies of all information listed above.

We look forward to meeting with the Planning Board on September 7<sup>th</sup>. 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.  
Malcolm M. Simpson, Hardesty & Hanover  
Jon Bodendorf, PE, CPL