



Project Narrative

Jiffy Lube Multi-Care Facility
1506 U.S. Route 9 (Albany Post Road)
Wappingers Falls, NY 12590

Jiffy Lube International, Inc. (“Jiffy Lube”) proposes to redevelop an existing 0.75-acre shopping center pad (site) at 1506 US Route 9, in the Town of Wappinger, as part of a lease agreement with Wappinger Shopping Center, LLC, owners of Block 2, Lot 653. The proposed redevelopment includes the demolition of an existing fast-food restaurant and parking, landscaping, and utilities, and the construction of a 3,064 square foot Jiffy Lube Multi-Care Facility (JLM) with associated utilities, drive aisles, parking, signage, landscaping, and a dumpster area enclosure.

Parking, Circulation, and Customer Experience

As mentioned per our prior meetings, and Town of Wappinger Code Sec. 240-97(A); the Planning Board has the ability to determine off-street parking requirements for structures and land uses which do not fall within the categories listed within the Sec. 240-97(B) – Off-street parking requirements use table. Being our use is not explicitly stated, we are hereby requesting A total of Eleven (11) off-street parking spaces, striped, of which includes One (1) ADA stall.

Typical JLI services include oil changes; vehicle inspections; filters (air, cabin, etc.); fluids; battery replacement; brakes; exterior glass; suspension maintenance and repair; and minor auto services. Typical service times are between 30 minutes and 120 minutes. 11 parking stalls are provided, of which 4 to 6 are utilized by employees (per shift); which leaves 5-7 open for additional customer stacking / walk-in inquiries as needed. Customer vehicles are never stored overnight; whether it be outside at dedicated parking stalls or stacked at the service bays. The site will not share parking stalls with the surrounding shopping center anchors.

The proposed Jiffy Lube redevelopment (of the previously restaurant-focused use) is anticipated to generate less traffic. The Institute of Transportation Engineers (ITE) Land Use Code 941: “Quick Lubrication Vehicle Shop” Identifies the peak trip generation to be 18 total trips per the below table. The Jiffy Lube is calculated to generate very low traffic volumes, equating to fewer than one vehicle entering and one vehicle exiting the site every 6 minutes, on average, in peak hours. The ITE estimates are in line with Jiffy Lube’s expected operating volume.

Peak Hour	Proposed Jiffy Lube		
	Enter	Exit	Total
Weekday Morning	8	8	16
Weekday Evening	10	8	18
Saturday	8	10	18

The site is designed to accommodate up to 12 cars in normal operation without impacting site circulation. four cars can queue in front of the bay awaiting service, four cars can be in service, and four cars can queue outside of the bay as customers pay which allows for the next car to enter the building. On occasions where cars stack beyond 12, the primary bays would be #1 and #2 which also have the quickest service. The overflow stack is not anticipated to impact adjacent parking circulation. (Diagram on next page).



In summary, the existing traffic volumes along the roads adjacent to the shopping center will not be significantly affected by the number of peak trips to the site during afternoon rush hour and Saturday afternoon popular business hours.



Additionally, as mentioned per the last Planning Board Meeting, we have added sheet C1.21 to provide additional context regarding circulation of emergency vehicles, as well as service vehicles to the trash enclosure. Deliveries would likely be provided in the capacity similar to emergency vehicles, which also is smaller in size and thus not shown.

Regarding site circulation, customers would enter the main Wappinger Plaza entry, south of the site, and head north to the JLI in front of the Goodwill. While the existing trees SE of the project site are to remain; the customer will have two choices to head over to one of the four bays; either the entry SE of the site, or East. Queuing of cars are typically guided by an employee once they confirm the service to be completed. Customers usually drive up into the bay, and then wait in the Lobby until work is complete. JLI can offer State Inspections, if allowed by NY State for Oil Change facilities. The type of equipment required is mobile and can be provided in any bay. The most utilized bays are the first two for common, quick service oil changes (due to having a full basement). Once work is completed, the customer is taken to the exit staging in the front of the store (West Side of the Building); and then customers are free to exit the Plaza to the Northwest via driveway, or South for any other needs the Plaza may provide for the individual.

Signage Waiver Requests

The Developer and Applicant are requesting the following Signage-based waivers from the Township Planning Board to develop the site as follows:

- **Waiver No. 1: Signage (Affixed to Structures) (Section 240-29 F.1.)**
 - **Required:** Not more than 1 sign on principal street, no more than 100 SF.
 - **Applicant Can Provide:** A total of 2 signs along the principal street, totaling 136 SF.
 - **Thus Requesting:** Additional 38 SF wall sign on principal street.
 - **To Allow:** Additional visibility to the principal street amongst mature tree line.
- **Waiver No. 2: Signage (Affixed to Structures) (Section 240-29 F.1.)**
 - **Required:** Not more than 1 sign on principal street, no more than 100 SF.
 - **Applicant Can Provide:** An additional sign along the South Elevation of 9 SF.
 - **Thus Requesting:** Additional 9 SF wall sign on South Elevation.
 - **To Allow:** Additional visibility for vehicles along Northbound Traffic.
- 3. **Reason for Appeal** (referencing the Area Variance Application):
 - A. If your waiver(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.
 - **The granting of our signage waivers would not result in changes to the character of the neighboring properties. In will in fact create a benefit to the nearby residents as they will have better visibility to additional options for vehicular service locally, reinvigorating a currently vacant business-focused parcel, as well as provide employment opportunities and additional tax revenue.**
 - B. Please explain why you need the waiver(s). is there any way to reach the same result without a waiver(s)? Please be specific in your answer.
 - **The front elevation is most pertinent to the character of a Jiffy Lube Franchise, of which is difficult to see without a pylon sign, alongside the mature right-of-way tree line. Additional signage will remedy this issue, which also will provide better visibility to existing and potential customers along US Route 9.**
 - C. How big is the change from the standards set out in the zoning law? Is the requested waiver(s) substantial? If not, please explain in detail why it is not substantial.
 - **In comparison to neighboring retail establishments, the proposed signage is reasonable when compared to neighboring properties, especially auto-focused establishments. Additionally, the proposed sign waivers complement the local retail corridor of various**



auto-focused businesses, which would assist the franchisee in providing customers with Jiffy Lube services.

- D. If your waiver(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.
- **All signage waivers should have no effect on physical environmental conditions; purely providing better visibility of the business use for potential customers.**
- E. How did your need for a waiver(s) come about? Is your difficulty self-created? Please explain your answer in detail.
- **The need for additional signage along road frontage is vital since the elevation changes + tree line provides visibility issues for the proposed building. Providing the requested waivers will help alleviate this issue, while in-line with building signage nearby (typical retail appears to have 2-3 total signs).**
- F. Is your property unique in the neighborhood that it needs this type of waiver? Please explain your answer in detail.
- **The requested waivers compliment the major retail corridor, and better serves the future Jiffy Lube in regard to profitability and future business tax revenue for the community. The proposed Jiffy Lube signage will provide better visibility regarding the Plaza offerings, which enhances local options for residents.**

We look forward to presenting our project to the Town of Wappinger, do not hesitate to contact me via email at frank.malawski@sevansolutions.com; or via phone at 630.432.2531 if you have any questions.

Sincerely,

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