



April 29, 2022

Mr. Bruce Flower, Chairman  
Town of Wappinger  
Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

**Re: Jiffy Lube Multi-Care  
Amended Site Plan and Special Use Permit Review  
Tax Parcel #657-02-653974  
CPL # 14926-00050**

Dear Chairman Flower and Planning Board Members,

As Agents for the Applicant, Jiffy Lube International, Inc., we respectfully submit the below responses, **in red**, to the comments of the review letter from CPL Architecture, Engineering, Planning, dated April 14<sup>th</sup>, 2022, for the above referenced project, along with the following enclosed documents: **Twelve (12) Sets of the Revised Site Plan, Rev4, dated 04-29-2022**

1. Groundwater monitoring wells are depicted in the plan set and referenced in the submitted Geotechnical Investigation Report from GeoStructures Inc. Please clarify if groundwater monitoring will continue through construction and into operation of the facility.  
**The existing ground water monitoring wells will remain in place and be monitored during construction by the Jiffy Lube 3rd party inspector. Ongoing maintained and monitoring is to be by the owner/Landlord.**

**Groundwater monitoring during construction would fall under Means & Methods and would not be addressed by Design Professional. General Contractor to make final determination. It is recommended that General Contractor follow recommendations as outlined. The sump pump and drainage system will remain as indicated in the Construction Documents and is intended to function as designed upon final building turnover and C.O.**

2. The referenced Geotechnical Report indicates “zones of significant perched water” and suggests that “dewatering of the service pit basement excavation during construction will be needed, along with permanent waterproofing, drainage, and/or structural measures...to safeguard the basement slab and wall against hydrostatic uplift and seepage unless an underslab drainage system can be reliably drained by gravity flow to an off-site location.” Please provide appropriate design details and narrative as to how this is going to be handled both during construction and post-construction. Also, as recommended in the Report, please provide acceptance of subsurface design features from your Geotechnical consultant as part of a future submission.  
**Please reference 1/A-1, 1/A-6, Wall Sections 1,2 and 3/A-7.0 along with 1/P-2 and 12/P-4 indicating foundation and basement drainage system. During construction it is the responsibility of the General Contractor to provide adequate drainage to provide a safe environment for the implementation of the building construction. In the contract documents, the structural part of the**



basement is designed to handle the hydrostatic uplift and seepage mentioned in the geotechnical report. The permanent design relies both on the reinforced structural system like beams, slabs and walls but also on the drainage system mentioned above. See provided half size building plan set as a reference.

3. A copy of the plan set should be provided to the Fire Department for their review and comment.  
**Noted. A copy of the plan set will be provided to the Fire Department.**

4. Please provide a truck turning plan for the largest vehicle/fire-fighting apparatus to service the facility.

**Sheet C.21 has been provided showing the turning radius for a Emergency Combination Unit Tactor 8.33' wide x 38.25' long.**

Additionally, we respectfully submit the below responses, **in red**, to the comments of the review letter from Hardesty & Hanover dated April 13<sup>th</sup>, 2022, for the above referenced project.

1. Variance. The applicant has stated that they have been granted their requested variances. From our understanding, the Applicant has been granted one variance for their front yard but has not yet applied for the other variances they would require as proposed. We defer to the Zoning Administrator as to whether the Applicant can proceed with their variances bundled as they have been labeled on their cover page or if they will have to separate and itemize their requested variances.

**Our Variance & Waiver Requests are as follows (also listed on the Cover sheet and part of separate narrative):**

- **As Mentioned in the comment above; our Front Setback Variance has been approved. (By ZBA on 12/14/21, Appeal No.: 21-7742, Area Variance)**
- **We are hereby requesting from the Planning Board a waiver regarding an additional Two (2) signs for the proposed building outside of what is typically allowed; Section 240-29 F.1. of the Zoning Code (One (1) Sign along principal street, no more than 100 SF). Signage total below:**
  - **One (1) allowed per code sign along principal street sized to 98 SF.**
  - **One (1) sign along the principal street in addition to what is allowed per code, for an additional 38 SF.**
  - **One (1) sign along the south elevation of the building in addition to what is allowed per code, for an additional 9 SF.**
  - **Total Building Signs = Variance for Two (2) Signs for a total of 3 signs affixed to building."**
- **We are hereby requesting a waiver from the Planning Board regarding proposed parking, due to the proposed parking use is not specifically defined in the schedule of off-street parking requirements. Per Sec. 240-97-A, the Planning Board can modify the parking requirements as it sees fit. Our proposed total would be as proposed, a total of Eleven (11), striped locations of which includes One (1) ADA space.**

2. Lighting.

- a. The lighting plan shows hot spots regularly in excess of 5 footcandles. The Applicant should revise their lighting plan to reduce the lighting hotspots to a level lower than 5 footcandles.



**Building lighting has been raised to 11' on the elevations reducing hot spots with the maximum being three isolated single spot areas between 5.0 and 6.0 foot candles. These are located directly adjacent to the building at pedestrian exit and pick up.**

- b. The proposed luminaire cut sheets do not specify which color temperature is being proposed. The Applicant should revise the lighting plan to specify that they are proposing the models with a color temperature of 3000K.

**The luminaire has been specified to be fixture model 20 C1 with 3000k color temperature.**

- c. We are curious if the pole lights labeled as S1 and S2 are existing light poles surrounding but outside of the building Site.

**The light poles for fixtures S1 & S2 this has been additionally clarified in the schedule**

- 3. Parking. The bulk table identifies 17 required spaces and 19 proposed spaces. The site plan shows 11 spaces including the ADA space. The remaining 8 spaces are located within the building and behind it as cars queue to enter the building. We defer to the Zoning Administrator as to the adequacy of the service bays and queuing cars behind the service bays serving as parking spaces. We are also concerned that the geometry of the site is such that queuing cars will conflict with the traffic circulation of the site. We would also remind the Board that under Sec. 240-97-A, if the proposed use is not specifically defined in the schedule of off street parking requirements, that the Planning Board can modify the parking requirements as it sees fit.

**We are hereby requesting a waiver from the Planning Board regarding proposed parking, due to the proposed parking use is not specifically defined in the schedule of off-street parking requirements. Per Sec. 240-97-A, the Planning Board can modify the parking requirements as it sees fit. Our proposed total would be as proposed, a total of Eleven (11), striped locations of which includes One (1) ADA space. See provided parking narrative as part of this submittal.**

- 4. SEQRA. The Proposed Action is considered an Unlisted action pursuant to SEQRA.

**Noted.**

Thank you for your time and attention to this matter. If you have any further questions, please feel free to contact us.

Regards,

Tim Kratz, PE  
Engineer of Record  
219.841.6535