

MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: May 12, 2022

Subject: **Jiffy Lube – Site Plan Review**
Tax Lots 6157-02-653974

As requested, we reviewed the applications of Jiffy Lube International, Inc. (the “Owner” and “Applicant”) for Site Development Plan Approvals.

The Properties

The subject property is known as Tax Lot 6157-02-607850 on the Town of Wappinger Tax Assessment Maps and is the Wappinger Plaza Shopping Center on US Route 9 within a Shopping Center (SC) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing the demolition of an existing restaurant and the development of a 3,057 square foot retail automotive quick oil change facility (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Site Plan Approval dated 9/21/21; an Application for Special Permit Approval dated 9/21/21; a Short Environmental Assessment Form (Short EAF) dated 9/22/21; a single sheet drawing entitled “Partial Boundary and Topographic Survey” prepared by Control Point Associates dated 7/9/21; a narrative prepared by Frank Malawski of Seven Mutli-Site Solutions with no date; a comment response memo prepared by Timothy Kratz dated 4/29/22; a geotechnical report produced by GeoStructures dated 1/4/22; and the following plans generally entitled “Jiffy Lube Multi-Care Services” prepared by Seven Engineering, dated 9/23/21 last revised 4/29/22:

1. Sheet G0.01, “Cover Sheet,”
2. Sheet G0.02, “General Notes,”
3. ALTA/NSPS Land Title Survey
4. Sheet C1.01, “Existing Composite Site,”
5. Sheet C1.02, “Composite Site Plan,”
6. Sheet C1.10, “Demolition Site Plan,”
7. Sheet C1.11, “Soil Erosion and Sediment Control Plan,”

8. Sheet C1.20, "Dimension Control Site Plan,"
9. Sheet C1.21, "Fire Truck Turning Exhibit,"
10. Sheet C1.30, "Grading Plan,"
11. Sheet C1.31, "Storm Water Management Plan,"
12. Sheet C1.40, "Utility Plan,"
13. Sheet C5.00, "Erosion Control Details,"
14. Sheet C5.01, "Site Details,"
15. Sheet C5.02, "Utility Details,"
16. Sheet L1.20, "Landscape Plan, Notes and Schedule,"
17. Sheet AG1.01, "Site Plan – Signs,"
18. Sheet AG2.01, "Sign Elevations,"
19. Sheet AG5.01, "Sign Details,"
20. Sheet ES-1, "Site Photometrics,"
21. Sheet A-1, "Floor Plan – Lower Bay,"
22. Sheet A-2, "Floor Plan – Upper Bay,"
23. Sheet A-4, "Exterior Elevations,"
24. Sheet A-5, "Dumpster Enclosure."

Additionally, the applicant has provided following sheets:

Sheet EC, "Existing Conditions," dated 1/14/22
Sheet PC, "Proposed Conditions," dated 1/14/22

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Variance. 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. The Applicant is requesting a waiver from the Planning Board for two additional signs in excess of what is permitted by code and for the total square footage of the combined signage. Typically, this waiver is used by the Planning Board in the interest of good planning. The Applicant has not made a case as to why these additional signs and the additional square footage would be necessary for good planning.
2. Lighting. The lighting plan still shows deviations from the lighting code which was adopted by the Town Board at the 5/9/22 Town Board meeting. The Planning Board has the ability to waive some or all of the requirements not being adhered to or may ask the Applicant to comply with the comments below.

- a. The lighting plan shows hot spots in excess of 5 footcandles. The Applicant should revise their lighting plan to reduce the lighting hotspots to a level lower than 5 ft..
 - b. The proposed luminaire cut sheets for the poles (S1 and S2) was changed to specify which color temperature is being proposed, however, the wall-mounted lighting cut sheet does not specify which color temperature will be used. The Applicant should revise the lighting plan to specify that they are proposing the models with a color temperature of 3000K.
 - c. The pole lights labeled as S1 and S2 are proposed to be 30' tall which exceeds the 15' maximum pole height. The lighting plan should be revised to lower the pole heights.
3. Parking. The Applicant is proposing 11 stiped parking spaces including 1 ADA space. The Site would also be served by the four service bays and the space just before and after for finished cars ready for pick up and queued cars waiting service, respectively. The Applicant has also provided circulation plans showing fire trucks entering the site and pulling across the frontage of the building and garbage trucks entering the site and coming around the rear of the building past queued cars to access the dumpster enclosure. The Applicant is requesting relief from the off-street parking requirements of §240-97-A and has pointed out that their use is not specified in the off-street parking regulations. The Board, under §240-97-A, can modify the parking requirements as it sees fit.
4. SEQRA. The Proposed Action is considered an Unlisted action pursuant to SEQRA.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Sarah L. Brown, AICP
Principle Planner

Malcolm M. Simpson
Planner

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