

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Jiffy Lube Multi-Care

MEETING DATE: May 16, 2022

ACCOUNT NUMBER: 21-3448 (Site Plan) and 22-4095 (Special Use Permit)

DATE PREPARED: May 9, 2022

X **SITE PLAN** **X** **SPECIAL USE PERMIT** **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

 1 **TOWN FILE**
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 ENGINEER TO THE TOWN
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE TOWN
 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL
 TOWN OF EAST FISHKILL
 TOWN OF LAGRANGE
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
 TOWN CLERK
 CAMO POLUTION
 STORM WATER MANAGEMENT (WALTER ARTUS)
 CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

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).

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,



Frank Malawski | Senior Project Manager

mobile: 630-432-2531

frank.malawski@sevansolutions.com

Downers Grove, Illinois 60515

sevan
MULTI-SITE SOLUTIONS

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 14th, 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 13th, 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