

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Jiffy Lube Multi-Care

**MEETING DATE:** June 20, 2022

**ACCOUNT NUMBER:** 21-3448 (Site Plan) / 21-4095 (SUP)

**DATE PREPARED:** June 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 are 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 7-5 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. In 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).







June 7<sup>th</sup>, 2022

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

**Re: Jiffy Lube Multi-Care  
Site Plan Review  
Tax Parcel #6157-02-653974**

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 Hardesty & Hanover, dated May 12, 2022, for the above referenced project, along with the following enclosed documents to complete our application:

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, the 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. **Please see narrative for additional information**
2. Lighting. The lighting plan 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..  
**Lighting plan has been revised to comply with a maximum of 4.9 footcandles**
  - 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.  
**Luminaire Schedule on Sheet LDE-1 indicate that both fixtures comply with the required color temperature**
  - 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.  
**Light poles have been revised to be 15' height. See Luminaire Schedule on Sheet LDE-1**

3. **Parking.** The Applicant is proposing 11 striped 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 pickup and queued cars waiting for 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.  
**Please see narrative for additional information.**

4. **SEQRA.** The proposed Action is considered an Unlisted action pursuant to SEQRA.  
**Acknowledged**

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

Regards,

A handwritten signature in black ink, appearing to read 'Tim Kratz', is written over the printed name and title.

Tim Kratz, PE  
Engineer of Record  
219.841.6535

June 7<sup>th</sup>, 2022

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



**Re: Jiffy Lube Multi-Care  
Site Plan Review  
Tax Parcel #6157-02-653974**


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 Engineering, dated May 13, 2022, for the above referenced project, along with the following enclosed documents to complete our application:

- 1) One (1) Set of the revised site plan, Rev5, dated 06-07-2022
1. As per the recommendations of the previously provided Geotechnical Report, please provide acceptance of subsurface design features from your Geotechnical consultant as part of a future submission. **See letter dated 6/7/22 from GeoStructures**
2. A copy of the plan set should be provided to the fire department for their review and comment. Please provide correspondence and approval when received. **See attached proof of submittal**
3. Provide evidence of the required backflow prevention device being approved by either the Village or Health Department when available. **The plumbing plans are currently calling for a Reduced Pressure Zone Assembly (RPZA) , Watts model LF009, 1-1/4" size, with valves, strainer, and air gap fitting.**

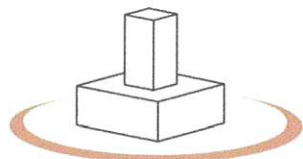
Thank you for your time and attention to this matter. If you have any further questions, please feel free to contact us.

Regards,



Tim Kratz, PE  
Engineer of Record  
219.841.6535





**GeoStructures**

**GEOTECHNICAL ENGINEERING CONSULTANTS**

Bashar S. Qubain, Ph.D., P.E.

Eric J. Seksinsky, P.G., P.E.

Jianchao Li, P.E.

Project No. G21-204

June 7, 2022

Mr. Jeffrey J. Berntsen, PG  
Groundwater & Environmental Services, Inc.  
55820 Grand River Avenue, Suite 275  
New Hudson, MI 48165



**Re: Geotechnical Review Letter**

Proposed Jiffy Lube Multi-Care Service Center  
1490 US Route 9 (Albany Post Road)  
Wappingers Falls, Dutchess Co., NY

Dear Jeff:

As a follow-up to our final geotechnical investigation report for the referenced Jiffy Lube site dated 01/04/22, GeoStructures, Inc. has completed an engineering review of the following project plans.

- *Civil plans* prepared by Sevan Engineering (rev. 04/29/22)
- *Architectural plans* prepared Sevan Design Solutions (02/18/22)
- *Structural plans* prepared by Harrison French & Associates (02/18/22)

Our review focused on the foundations, slab on grade, pavement, subsurface drainage, earthwork, and other subsurface/soils related aspects of the design, with special attention given to the basement slab design and special measures required to deal with its submerged condition. Recent phone conversations with the structural engineer and architect were documented in technical e-mails concerning the design of the basement floor as a hydraulic slab to resist uplift, as well as the implementation of underslab and foundation drainage measures and basement waterproofing. Our review also checked the specified thickness of the concrete slabs and subbase layers of the various types of slab on grade against the values recommended in our geotechnical report.

Within the scope of our review we determined that the aforementioned plans have properly incorporated our geotechnical recommendations and criteria presented in the referenced report. Only a few minor comments are provided as attached. We appreciate the opportunity to perform this review. Please call if you have any questions.

Sincerely,

Eric J. Seksinsky, P.G., P.E.  
Associate  
NY PE License #084762

Fire Inspector:  
Howard Prager - Ext. 127

# TOWN OF WAPPINGER

Supervisor:  
Richard Thurston

Chelsea Fire District:  
Yvonne Tompkins - Chair Person  
James Tompkins

Hughsonville Fire District:  
Bruce Flower  
Robert Scott Bostwick

New Hackensack Fire District:  
Roger Munoz  
Chris Heady



## FIRE PREVENTION BUREAU

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-1373  
Fax: 845-297-0579  
hprager@townofwappinger.ny.gov

Town Board:  
William H. Beale  
Angela Bettina  
Christopher Phillips  
Al Casella



Date: September 28, 2021  
Project Name: Tiffany Luke Multi-Care  
Location: 1506 Route 9  
Grid No: 6157-02-653 974  
Address: 1506 Route 9

We have reviewed the above referenced project and submit the following comments to the Planning Board:

- ☐ NO COMMENTS: Project meets with our approval.
- ☐ Road Names need to be submitted to the Fire Inspector for approval
- ☐ The following items need to be addressed:

Comments:

Need demo permit  
operational permit

Date: 10/12/21

Signature: Gym Tompkins  
Fire Prevention Bureau Member