



Statement of Use

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 0.78-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 3,057 square foot Jiffy Lube Multi-Care Facility (JLM) with associated utilities, drive aisles, parking, signage, landscaping, and a dumpster area enclosure.

The site is within the Wappinger Plaza shopping center and in the Shopping Center Zoning District (Zone SC). The proposed commercial/ retail automotive service center and oil change facility is allowed in Zone SC with a Special Permit Use, per Town Code Section 240 Attachment A.2. Typical JLM services Includes 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. As for hours of operation, Jiffy Lube locations operate between the hours of 7AM to 8PM daily, with peak hours typically during Saturday afternoons.

The site is in FEMA Floodplain Zone X and there are no wetlands on the existing site. The existing site generally slopes from Northwest to Southeast and drains to the existing storm sewer network and stormwater management facility, which are ultimately tributary to Wappinger Creek and the Hudson River. The existing site consists of 79% impervious area. The existing soil is Urban Land (Ur).

The proposed development will utilize the existing stormwater drainage facilities including water quality treatment and other soil erosion and sedimentation controls. The proposed redevelopment will add more pervious area to the overall area in general. The proposed site consists of 65% impervious area. The existing stormwater maintenance agreement shall be utilized and followed.

There are no proposed improvements to the existing storm sewer network. The sanitary sewer and the existing watermain are also to remain the same. There are proposed modifications to the existing connections from the proposed services to the existing utility mains.

The site does not share parking stalls with the surrounding shopping center anchors. 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. It is anticipated that the redevelopment will generate less traffic than the previous usage of the site. The proposed redevelopment will slightly reduce the overall parking count.

The Developer and Applicant are requesting variances / special use permits from the Township to develop the site as follows:

- **Front Setback Requirement** (Town Code Section 240, Attachment 4) from US Route 9 is 75 feet.
 - We request a front yard setback of 64.3'.
- **Bay Doors facing US Route 9** requires a variance per initial hearing.
 - We request 4 Bay Doors facing US Route 9.
- **Signage** (Section 240-29). Variance request for the following 5 signs, in addition to the allowed 1:
 - Two additional signs on front of building for a total of three signs.
 - One sign on each side of building for a total of two signs.



- One sign on the rear of building for a total of one.
- **Freestanding Sign** (Section 240-29 F.(2)(a))
 - Pylon Sign is requested, variance request for area of Pylon Sign from 25 S.F. to 37 S.F. for a total of 12 Square Feet. Also a request for variance for height of sign from 10.0' to 25.0' for a total of 15.0'.
- **Special Use Permit** (Section 240, Attachment 2, Page 5)
 - Automotive is a Special Use Permit in the (SC) Shopping Center Zone.

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

Sincerely,

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