

October 14th, 2021

Mr. Bruce Flower, Chairman (Via email)
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 #6157-02-653974
CPL # 14926-00050**

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Application for Site Plan Approval, dated September 27th, 2021, prepared by Charles Dyke of Jiffy Lube International.
- Special Use Permit Application, dated September 27th, 2021, prepared by Charles Dyke of Jiffy Lube International.
- Owner Consent Form, dated September 17th, 2021, prepared by Harold Sutton of Wappinger Shopping Center LLC.
- Statement of Use Letter, received September 27th, 2021, prepared by Frank Malawski of Sevan Multi-Site Solutions
- Short Environmental Assessment Form, dated September 22nd, 2021, prepared by Charles Dyke of Jiffy Lube International.
- 4-Page Site Photograph Submission, date received September 27th, 2021
- Additional Information and Reference Drawing, dated April 29th, 2021, prepared by MJ Engineering and Land Surveying PC.
- 23-Page Plan Set, dated September 24th, 2021, prepared by Timothy Kratz, PE of Sevan Engineering.

Based on our review we offer the following preliminary engineering related comments:

1. In addition to Site Plan/Special Use Permit approvals, several variances are required, which will be subject to ZBA approval.
2. The Site Plan Application states that 15 parking spaces are proposed, whereas the plan set states 19 parking spaces will be constructed. 11 parking spaces are shown on the plans. Please clarify the number of parking spots the site will have.
3. The proposed stormwater management system does not include an oil-water separator as part of the system. Please clarify.
4. The proposed site plan does not include locations of storage tanks for petroleum, used oil, or chemical storage. Plan sheet A-2 references a blockout for a product dispense console but is not shown on the plan. Please clarify.



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5. The proposed demolition of the existing structure will be subject to a Demolition Permit.
6. Applicant's engineer is to confirm that all construction details conform to the Town of Wappinger Highway specifications.

If you have any questions, please contact me at (845) 686-2302, or e-mail at psetaro@cplteam.com.

Very truly yours,
CPL

A handwritten signature in black ink, reading "Peter D. Setaro".

Peter Setaro, P.E.
Principal

PDS/wts

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
Paul Ackermann, Esq., Attorney to the Planning Board (by e-mail copy)
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)
Nicholas Maselli, Planning Board Member (by e-mail copy)
Ralph Marinaccio, Planning Board Member (by e-mail copy)
Robert Ceru, Planning Board Member (by e-mail copy)
Paul Freno, Planning Board Member (by e-mail copy)
Lynne Versaci, Planning Board Member (by e-mail copy)
Markos Peratikos, Planning Board Member (by e-mail copy)
Bea Ogunti, Planning Board Sec. (by e-mail copy)
Charles Dyke (by e-mail copy)