



January 13, 2023

RE: Jet Brite Car Wash (Route 59)  
January 11<sup>th</sup> Site Plan Comments

To Whom It May Concern:

Regarding concerns about the proposed bypass lane and exiting vehicles against the traffic flow.

After discussion with staff, we would like to propose an additional escape lane, immediately North of the pay stations. We would increase the opening in the curbing to 18 feet. This would allow a safe escape for customer and emergency vehicles without interfering with stacking. We would also like to keep the proposed escape lane, and point out that the long queuing, is only present on extreme days and can easily be mitigated by a single employee directing traffic. We would also like to point out, that emergency escapes, are situations that only arise, on average, once a month or less.

By utilizing both escape points, employees will now have the option to choose the safest most practical path, to remove the problem vehicle.

Regarding concerns about the Snow Storage Area.

We agree with Staff Concerns, that its best to move all operations to the greatest distance possible from the neighboring homes. However, the fence and an extreme amount of landscaping, will completely shield this area from view of the homes. Having the snowplows push the snow over a curb onto a grass, or landscape area, will simply destroy the landscaping and damage the plows. We feel that keeping the proposed Snow Storage Area offers the safest snowplow operations, better protects the landscape and open areas, and has no negative effect on the neighboring properties.

Thank you for your consideration.

With best Regards,

Dave Dalesandro  
President – JB Development Inc

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