

May 22, 2019

Ms. Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
Town Hall Office #4
1 Heady Street
Cortlandt Manor, New York 10567

Re: *Gas Land Petroleum, Inc., Proposed Gasoline Filling Station/Convenience Store
2051 & 2053 East Main Street
Town of Cortlandt, Westchester County, NY
Chazen Project #81903.00*

Dear Chair Taylor:

The Applicant, Gas Land Petroleum, Inc. appeared before your Board at its meeting on March 5, 2019. The site plan drawings have been amended in response to these comments. Below is a point-by-point response to each of the comments received:

Town of Cortlandt Department of Technical Services Engineering Division comments dated April 24, 2019:

1. *Applicant shall revise approval title blocks as provided by the Town of Cortlandt.*

Response: The title block has been revised.

2. *Applicant is advised that survey of the property shall be required with original seal and signature.*

Response: The survey will be provided with the original seal and signature following as part of next submittal.

3. *It is our understanding that Maser Consulting will submit highway improvement plans and a NYSDOT Highway Work Permit Application for review. Applicant is advised that off-site traffic improvements are being reviewed by the Town's Traffic Consultant AKRF. Comment will be forwarded under separate cover.*

Response: Comment noted.

4. *The two parcels shall be merged by deed and recorded with the Westchester County Clerks Office – Division of Land Records and submitted to the Town of Cortlandt's Assessor. The Town requests an AutoCAD drawing in order to update the Tax Maps for future years.*

Response: Comment noted.

5. *Applicant shall submit a FEMA Firmette detailing the limits of the 500 year flood zone or “Other Areas Zone X” as depicted on the FEMA FIRM Panel. Applicant is advised that FEMA has issued preliminary FIRMS revising flood elevations and plains. It is advised the Applicant design to the more restrictive of the two elevations.*

Response: The FEMA Firmette has been included in this submission.

6. *The Applicant shall remove any feature or encroachment from the Town or State right-of-way “ROW”. A stone pillar is shown to be located within the Parkway Drive ROW. Furthermore the Applicant shall remove the debris pile, gravel parking area, storage pod and shed located within the Bear Mountain State Parkway to the satisfaction of the Town of Cortlandt and NYSDOT.*

Response: The stone pillar located within the Parkway Drive ROW is shown to be removed. The debris pile, asphalt parking area, storage pod and shed within the Bear Mountain State Parkway ROW are also shown to be removed on sheet C120.

7. *The Applicant is advised that the asphalt patch shown on the south side of Route 6 is the Joint Water Works 18-inch Montrose Improvement District transmission main. Any proposed water service will need to be connected to the Town’s distribution system either across the street or along Parkway Drive. The Applicant is further advised that the water main along Parkway Drive is being reconstructed. Construction plans have been forwarded to the Applicant’s Engineer for inclusion on revised drawings. It is recommended the water tap be made from Parkway Drive.*

Response: The proposed water line has been revised to tap into the Town’s distribution system along Parkway Drive.

8. *Applicant shall revise the site plans once the “assumed” ROW is clarified with NYSDOT. This is understood to have been revised on the recent submittal. Any work within the ROW will required a NYSDOT Highway Work Permit subsequent to obtaining any Town Building Permits.*

Response: The plans show the ROW that was clarified with the NYSDOT.

9. *The Applicant is advised that a sanitary sewer manhole is located along the southwest corner of the property within the Parkway Drive ROW near the landscape island. It is recommended that as a condition of approval, the Applicant extend the sanitary sewer southeast to the property line of 12 Parkway Drive. Applicant’s Engineer will be forwarded a copy of the As-Built Sewer Plans for Route 6 and Parkway Drive.*

Response: The proposed sanitary sewer will tie into the existing manhole near the southeast property line of 12 Parkway Drive.

10. *There is a local wetland adjacent to the property. The majority of the proposed site work is located within the 100-ft buffer. The Applicant is advised that a Wetlands Inventory will be*

required and a mitigation plan shall be submitted in accordance with Town Code Chapter 179 Freshwater Wetlands. As part of the mitigation the following shall be required:

- a. Restoration and enhancement of the previously disturbed buffer areas (storage pod, shed and gravel parking areas).*

Response: The disturbed buffer was by the previous owner. Restoration of the previously disturbed buffer has been included in the plans.

- b. Submittal of a Storm Water Pollution Prevention Plan consistent with Chapters 4 and 9 (sizing criteria, redevelopment projects) for the water quality volume.*

Response: A SWPPP was provided on April 24, 2019.

- c. Confirmation that post construction water quantity volumes and flow rates (discharge control) do not exceed pre-existing conditions.*

Response: The post construction water quality flows and volumes do not exceed the existing conditions as demonstrated in our April 24, 2019 SWPPP submittal.

- d. Prior to the development of the SWPPP, the Applicant shall provide a narrative indicating which water quality alternative has been selected, justification and proposed implementation of best management practices.*

Response: A narrative is included in the SWPPP.

- e. The SWPPP shall meet the general conditions of Town Code Chapter 262. The SWPPP received April 24, 2019 will be reviewed concurrently with the wetlands mitigation plan.*

Response: The SWPPP was prepared in accordance with Town Code Chapter 262. A wetland mitigation plan will be submitted in the next submission.

- f. Applicant shall submit for review all required maintenance agreements and easements as outlined in Chapter 262-9 of the Town Code.*

Response: Comment noted.

- 11. The Applicant is advised that a NYSDOT Highway Work Permit is required as well as a Town of Cortlandt Road Opening Permit for work performed in the ROWs.*

Response: Comment noted.

- 12. Rock blasting notes shall be revised to incorporate Town of Cortlandt requirements. It is recommended that blasting be considered only as a last resort.*

Response: The rock blasting notes have been revised to include the Town requirements on Sheet C120.

13. *The Applicant is advised that Site Plan references the NYSDOT Standard Specifications of 2008.*

Response: The callout has been revised to identify the current version.

14. *The Town recently passed a dumpster ordinance requiring all dumpsters be located in the rear yard of a facility. If determined infeasible than side yards would be considered. The site does not lend itself to locating the enclosure to rear yard (which is closest to residential properties). It is recommend that the Planning Board consider allowing the dumpster enclosure to be located along the Bear Mountain ROW, sufficiently setback from Route 6, perhaps beyond the canopy so that it is not visible from Route 6 but also sufficiently spaced from residents of Parkway Drive.*

Response: The refuse enclosure has been relocated so it is not visible from Route 6.

15. *It is suggested that sidewalks be extended along the frontage of the property along Route 6 and Parkway Drive.*

Response: A sidewalk has been added extending along the frontage of Route 6 and Parkway Drive.

16. *The Applicant is advised that they shall confirm that there is no increase in the velocity of discharge leaving the site.*

Response: There is no increase in the velocity of discharge leaving the site.

17. *Applicant shall address point by point all special permit conditions of Town Code 307-63 in a written narrative.*

Response: A point by point narrative addressing all special permit conditions has been included.

18. *The Applicant is advised that service building shall be equipped with a reduced pressure zone assembly (backflow preventer). Applicant is referred to Westchester County Rules and Regulations.*

Response: A callout for a backflow preventer has been added to sheet C150. Further detail will be completed with the Westchester County Department of Health.

19. *Site Plan shall be referred to Town's Fire Inspector and Fire Advisory Board to review proposed fire suppression system and onsite circulation. Plans shall indicated type of fire retardant and dry chemical proposed for use.*

Response: Comments from the Town's Fire Inspector have been addressed in this submission. The type of fire retardant and dry chemical will be proposed by the architect.

20. Applicant shall submit grease trap sizing computations.

Response: Grease trap sizing computation has been added to sheet C150.

21. Applicant shall revise the plan to show connection to Town's sanitary sewer system. Applicant shall confirm property is located in the Peekskill Sanitary Sewer District.

Response: The property is in the Peekskill Sanitary Sewer District. The plans have been revised to show connection to the Town's sanitary sewer system.

22. Plans do not indicated existing sanitary sewer located on Parkway Drive. Refer to earlier comment.

Response: The existing sanitary sewer has been added to the plans.

23. The Plan Set shall be revised to include the following information. It is assumed Prior to Construction refers to the building and canopy, which involves earthwork and grading.

- a. Total proposed disturbance area in square feet and acreage.
- b. Diversion and bypass pumping operation during construction when the existing 24-inch drain line is removed and replaced. Additional drainage swales and best management practices will be required to maintain discharge through the site.
- c. Restoration of off-site disturbed areas.

Response: The total proposed disturbance area in square feet and acreage has been added to sheets C160 and C161.

The sequencing notes have been modified to maintain the existing drainage system, until the new system is installed.

As noted herein, the off-site disturbance was conducted by the previous owner. The buffer mitigation plan will be prepared following the Town's wetland consultant off-site review. Grass restoration of off-site disturbed areas have also been included in the plan set at this time.

24. Revised landscape Plan shall be referred to the Town's Conservation Advisory Council for review and comment. Wetland mitigation shall be included.

Response: The landscape plan was reviewed by the Town's Conservation Advisory Council on March 20, 2019. Their comments have been addressed.

As noted herein, the off-site disturbance was conducted by the previous owner. The buffer mitigation plan will be prepared following the Town's wetland consultant off-site review.

25. Applicant shall confirm plant list is representative of call-outs on plan set in tabular format.

Response: The plant list and tabular call-outs match on sheet C180.

26. *Additional plantings or larger caliper trees are recommended along the rear property line abutting the resident of Parkway Drive. Consideration shall also be given to screen the property with a fence in addition to plantings.*

Response: Additional plantings have been added along the rear of the property, along with a fence.

27. *It is recommended that the Applicant install decorative luminaires along the State ROW where sidewalk is proposed. The Town's Standard will be forwarded to the Applicant.*

Response: Two decorative luminaires along the sidewalk in the State ROW have been added.

28. *Applicant shall confirm lighting is adequate along the building frontage for pedestrian access.*

Response: The lighting has been revised to include an additional wall mounted light at the front entrance of the building, please see sheet C190.

29. *Applicant is advised that a more thorough review of construction details will be performed once the NYSDOT completes review of the application. Town of Cortlandt Standards shall be forwarded for future incorporation.*

Response: Comment noted.

30. *Applicant shall confirm that the proposed sign is consistent with Town Code Chapter 245.*

Response: The proposed sign is consistent with the Town Code Chapter 245.

Town of Cortlandt Fire Inspector comments dated May 3, 2019:

1. *Provide width on plan between access to parking area coming in from Parkway Drive (#1).*

Response: The width has been added to sheet C130.

2. *Provide width on northeast corner of property (at corner of canopy to dumpster enclosure area (#2)).*

Response: The width has been added to sheet C130.

3. *Provide turning radius for those areas numbers 3, 4, 5 and 6. (This is Mohegan FD's district).*

Response: The turning radii have been added to the sheet C130.

4. *Confirm landscaping at the rear of the convenience store building allows FD access for hose pull.*

Response: The landscaping in the rear has 12.5 feet between the building and center of the closest tree to allow for the fire department access.

5. *Accessible space and aisle needed per IBC Chapter 11w/ 2017 Uniform Code Supplement.*

Response: The accessible space and aisle are in accordance with IBC Chapter 11.

6. *Sidewalk from Route 6 entrance abruptly ends at the contour onto the site.*

Response: The sidewalk has been revised to continue along the frontage of the property.

The following items are enclosed:

- Property Survey (2 full size copies and 12 11x17 copies)
- Site Plan Set (2 full size sets and 12 11x17 sets)
- Special Use Permit Application (12 copies)
- FEMA Firmette (1 copy)
- CD with pdfs of the submittal items.

Please place this item on the agenda of the June 4, 2019 Planning Board meeting. If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,



Christopher Lapine, P.E., LEED AP
Director of Engineering Services

cc: Gas Land Petroleum, Inc.
David S. Steinmetz, Esq.