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Copies 8 Planning Board
 Town Board
 Zoning Board
 1 Legal Dept.
 1 DOTB Director
 C.A.C.
 A.R.C.
 1 Applicant
 1 John Garing, P.E.
 1 Ralph Mustromano, P.E.
 Sent 11/23/21

Memorandum

To: Town of Cortlandt Planning Board
From: Michael Beattie, PE, PTOE
Date: November 22, 2021
Re: Sinclair Gas and Popeyes Pub Property – Site Circulation Review
cc: Michael Preziosi, PE and Chris Kehoe, AICP
 Marissa Tarallo, PE, PTOE; AKRF

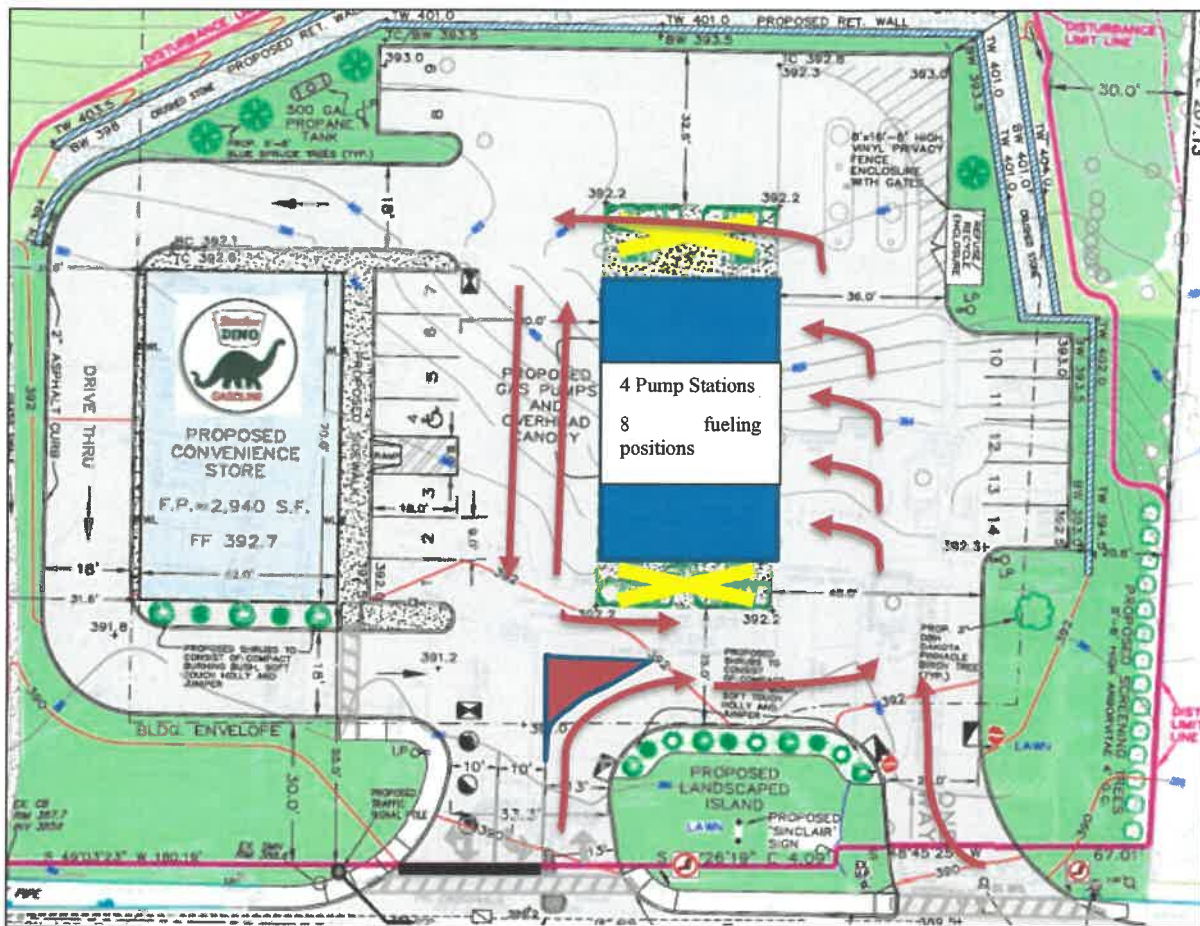
AKRF has reviewed the internal circulation of the Redevelopment of Sinclair Gas and Popeyes Pub Property site plan prepared by Kimley-Horn of New York, P.C. Below are AKRF’s comments.

SITE CIRCULATION

The Project Site provides drive aisles with limited striping or signage to delineate traffic flow that could accommodate two-way traffic. With two project driveways, multiple gas pumps, and a convenience store with drive-thru, the two-way aisles may cause unnecessary vehicle conflicts on site, especially with vehicles able to access the gas pumps stations from either direction.

Therefore, the Applicant should consider provide striping, signage, and hardscapes to create a one-way counterclockwise circulation system for the outer perimeter of the site, with two-way circulation for the center drive aisle between the gas pumps and the convenience store, as shown below.





In addition, the location of northernmost pump station results in a pinch point which inhibit truck movements within the site. Therefore, the Applicant should also consider removing the two northernmost pump stations to accommodate larger vehicle maneuvers. The remaining four pump stations could then be shifted north (as shown by the blue box above) to improve maneuverability and circulation at the southern end of the site.

It should be noted the removal of the northern pump station (reducing the fueling positions from 12 to 8) would reduce the Proposed Project's trip generation by approximately 62, 68 and 83 new trips during the weekday AM, weekday PM, and Saturday peak hours, respectively.

DUMPSTER LOCATION

The location of the dumpster near the northern pumps could cause a bottleneck during waste removal operations. The Applicant should explore potential other areas of the site to avoid this conflict. With the remove of the northern pumps suggested above, there could be potential opportunities to relocate the dumpster further north into the site.

CONVENIENCE STORE

The proposed convenience store provides a drive-thru option for purchasing items. However, the configuration of the store, parking, and drive-thru could allow for other, higher trip generating tenants to occupy the space. The Applicant should provide a trip generation analysis if a different tenant, such as a coffee or fast-food tenant with drive-thru, occupied the space. In addition, the Applicant should provide an

example Sinclair site with an active convenience store drive-thru to demonstrate the operations being proposed.