



January 24, 2022

Ms. Loretta Taylor and Members of the Town of Cortlandt Planning Board  
Cortlandt Town Hall,  
1 Heady Street  
Cortlandt Manor, NY 10567

**RE: Palisades Enterprises, LLC.  
Section 23.20, Block 2, Lots 10, 11, 12 & 13**

Dear Chair Taylor and Board Members;

We are in receipt of your consultant's (AKRF's) memorandum, dated January 12, 2022 and wanted to advise the Board that we agree with AKRF's findings, specifically:

- The Traffic Impact Study sufficiently estimates the number of vehicles that would enter and exit the site during peak hours;
- The Additional one-way signage will support AKRF's original recommendation for one-way counterclockwise circulation;
- The design vehicle and emergency vehicles can circulate the site efficiently without conflicting with the northernmost pump stations;
- The circulation would be optimized to minimize user conflict points by channelizing the vehicles entering from the driveway opposite the parkway to the right with a raised island;
- This option would be less impactful than adding to the drive aisle in front of the convenience store;
- The new dumpster location removes the previous conflict with the waste removal operations and northern pumps.

The Applicant has directed the project engineer to revise the Site Plan to reflect the counter-clockwise circulation design recommended by AKRF.

Please contact me at (914) 368-9200 or via email at [john.canning@kimley-horn.com](mailto:john.canning@kimley-horn.com) should you have any questions regarding the information contained herein and thank you for your continued attention to this matter..

Sincerely,  
Kimley-Horn Engineering and Landscape Architects, P.C.

A handwritten signature in blue ink that reads "John Canning".

John Canning, P.E.  
Associate