

December 21, 2021

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;

Following your November meeting on the above project, Ralph Mastro Monaco and I relayed the messages you had expressed to us regarding the above project to the Applicant. After careful consideration, the Applicant has indicated that he wishes to drop any proposal to have drive-through operations at the subject site and, should, at some point in the future, the Applicant determine that a drive-through is a feature he wishes to add to the site, he will submit revised plans and a new application to the Town for review and approval of such operation. The Applicant has indicated that he is willing to submit to a condition of approval to such an effect (i.e. no drive-through operation permitted and new application required for any future desired drive-through operation).

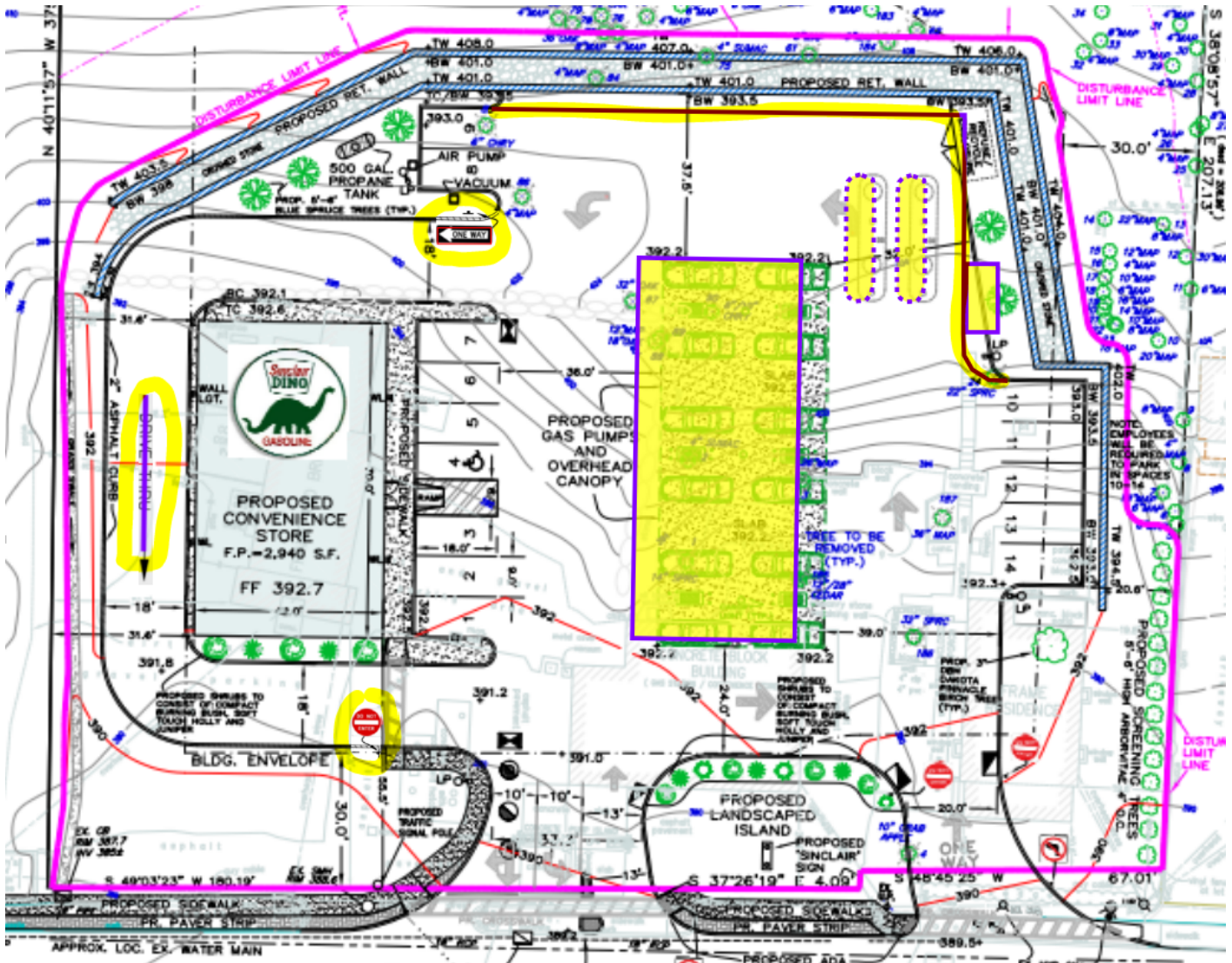
We believe that this goes to the heart of one of the key issues that the Board had raised in regard to approval of the subject application. It is noted that the Site Plan retains the rear driveway behind the building strictly for the purpose of safety and possible deliveries.

In addition to the elimination of the drive-through operation (and associated pavement markings), the changes listed and shown below have also been made to the most recent plan set submitted to the Board.

1. Moved pumps/canopy 4 ft. to the east to improve the separation between the fuel delivery vehicles and cars that may be at the pumps.
2. Relocated the underground fuel tanks 4 feet to the right, commensurate with the above.
3. Reconfigured northeast curb/shoulder of parking lot to allow for improved maneuverability of fuel delivery vehicles.
4. Researched fuel delivery vehicle turning templates and re-executed the truck turning maneuvers to show how easy it will be for actual fuel delivery vehicles to circulate around the site in the drive aisles which range in width from 32 feet to 36 feet.
5. Relocated the refuse/recycle enclosure to the northeast corner of parking lot so that it cannot cause a bottleneck on the site.
6. Added signage to rear building access.

In addition to the above, although not shown on the most recent planset, the Applicant agrees to install pavement markings to reflect the circulation recommendations of the Town’s traffic Consultant discussed at the November Planning Board meeting.

Changes from previous Site Plan Highlighted.



Finally, we evaluated Mr. Preziosi’s suggestion that we consider rotating the orientation of the pumps and the building 90 degrees clockwise.

Based on our evaluation, the suggestion was deemed not favorable for the project for the following reasons:

- It pushes the site back 30 feet further into the slope at the back of the site;
- It makes deliveries harder and puts the delivery vehicle in front of the convenience store.
- It requires the main driveway to be moved 10 feet west (which might jeopardize the visibility of the traffic signal and DOT approval).

We trust that, with these significant changes, we have addressed all of the Board's concerns and, hopefully, will be able to close the public hearing and move the application along for a decision.

Please contact me at (914) 368-9200 or via email at 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.



John Canning, P.E.
Associate