

RALPH G. MASTROMONACO, P.E., P.C.

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Civil / Site / Environmental

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Chris Kehoe, AICP  
Town of Cortlandt Planning Board  
1 Heady Street  
Cortlandt Manor, New York 10567

December 21, 2021

via Email / Delivery

Re: Palisades Enterprises, LLC  
Section 23.20, Block 2, Lots 10, 11, 12 & 13

Dear Chris:

As discussed, please find enclosed the following drawings:

Two Full size sets and ten (10) reduced size sets of Site Plan drawings by this office as follows:

1. Grading / Layout Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated May 6, 2020 revised December 20, 2021, Sheet 1 of 8 Sheets,
2. Utility Plan Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated May 6, 2020 revised December 20, 2021, Sheet 2 of 8 Sheets,
3. Tree Plan Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated May 6, 2020 revised December 20, 2021 Sheet 3 of 8 Sheets
4. Existing Conditions Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated May 6, 2020 revised August 4, 2021, Sheet 4 of 8 Sheets,
5. Truck Maneuvers Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated December 20, 2021, Sheet 5 of 8 Sheets,
6. Photometric Plan Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated August 19, 2020 revised December 20, 2021, Sheet 6 of 8 Sheets,
7. Drain Profile / Erosion Control Plan Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated April 22, 2020 revised December 20, 2021, Sheet 7 of 8 Sheets,
8. Details / Notes Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated April 22, 2020 revised August 19, 2020, Sheet 8 of 8 Sheets,

At the prior Planning Board meeting we illustrated that a 50 foot tractor trailer truck could navigate the site without backing up and make a complete U-Turn through the site. We have now further improved the turning for this large size truck by removing a portion of curb near the rear of the paved site that greatly increases the clearance between any potentially stationary cars.

Further, we removed any indication that the rear driveway behind the building would be used for a pick-up area. The driveway serves only to provide access to the rear of the building for safety and possibly deliveries. Directional signs are provided there for clarity. We also made minor changes to the refuse area and some curbing.

We are submitting for the agenda of the January 4, 2022 meeting of the Planning Board.



Ralph G. Mastromonaco, PE

Cc: John Canning, PE  
Russell Rodriguez, VP Palisades Fuel