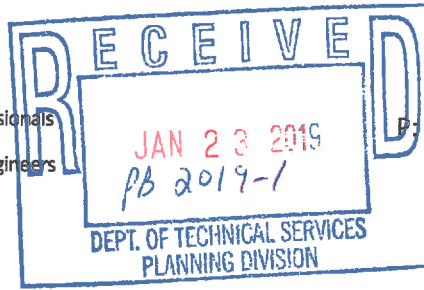


Right to Know/FOIL

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January 23, 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:

Our client, Gas Land Petroleum, Inc., is proposing the construction of a gasoline filling station/convenience store on a 0.96-acre site located at 2051 & 2053 East Main Street (NYS Route 6) in the Town of Cortlandt, Westchester County, NY. The site consists of two tax parcels identified as Section 23.20 Block 3 Lots 13 and 14 on the Town of Cortlandt Tax Map, which are proposed to be consolidated. The site currently contains several buildings which include an auto body shop, a former delicatessen, and an office. The delicatessen and office buildings in the front of the site will be removed. The existing auto body shop, located at the rear of the site, will remain. The auto body shop has its own separate parking area which is accessed from Parkway Drive and will not be connected to the project's parking area.

The Applicant is presenting two alternative layouts. Concept Plan Alternative A (Sheet C101) includes a 2,000 SF convenience store with 6 gasoline pumps (12 fueling positions), with associated parking spaces. Concept Plan Alternative B (Sheet C-102) includes a 2,000 SF convenience store with 4 gasoline pumps (8 fueling positions) and associated parking spaces. Two access options are being considered. Concept Plan Alternative A retains the two existing access drives along East Main Street, with a one-way right-turn in ingress and one-way out egress at the traffic signal. Concept Plan B shows a two-way access directly across East Main Street from the ramp to the Bear Mountain State Parkway, with a modified signalized intersection, and a relocated one-way right-turn in only ingress. There will be no access to the gasoline filling station/convenience store from Parkway Drive under either scenario.

The following items are enclosed:

- Planning Board Application and Checklist (original)
- Property Deed (2 copies)
- Owner Authorization Letter (2 copies)
- List of adjoining property owners (1 copy)
- Color photos (2 copies)
- Full Environmental Assessment Form Part 1 (12 copies)
- Architectural elevations (12 copies)
- Property Survey (2 copies)

Copies 1
 Planning Board
 Town Board
 Zoning Board
 VIA HAND DELIVERY 1
 Legal Dept.
 1
 DOTS Director
 C.A.C.
 A.P.C.
 Applicant
 _____
 _____
 Sent 1/23/19

- Site Plan Set (2 full size sets and 12 11x17 sets)
- Checks in the amounts of \$485 and \$500 for the application fees and \$5,000 for required escrow
- CD with pdfs of the submittal items.

Please place this project on the agenda of the next available Planning Board agenda. Please call me if you have any questions or need anything further. Thank you.

Sincerely,

Christopher P. Lapine

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