

Copies 1 Planning Board
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 Applicant
 November 20, 2019 / Lino Sciarra, Esq.
 Sent 11/21/19

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• Also admitted in DC
 • Also admitted in CT
 • Also admitted in NJ

[Via Electronic and Overnight Mail]

Hon. Loretta Taylor
 Chairman of the Town of Cortlandt Planning Board
 and Members of the Planning Board
 Town Hall
 1 Heady St.
 Cortlandt Manor, NY 10567

**Re: Gas Land Petroleum, Inc.
 2051 & 2053 E. Main St.
Proposed Gasoline Filling Station/Convenience Store**

Dear Chairperson Taylor and Members of the Planning Board:

Our office represents Gas Land Petroleum, Inc. (“Gas Land”) in connection with the above-referenced redevelopment project. As you know, over the past few months Gas Land has actively engaged with community members,¹ the Town, and the New York State Department of Transportation (“DOT”) in an effort to better accommodate each of their respective interests and concerns with respect to Gas Land’s proposed gas station and convenience store. For the Board’s convenience, our office has put together a consolidated list of these accommodations. We hope that this list will aid the Board in its review of the Project and help streamline the review process.

With respect to **Site Plan and design modifications**, Gas Land has promised to:

1. Revitalize the Project Site, which will have immediate economic and social benefits, including:

¹ Gas Land representatives personally met with three residences in early September 2019 for input on how to enhance its Site Plan.

- Local job creation;
 - Local economic growth and investment;
 - Revitalization of the tax base/tax revenue;
 - Efficient use of existing infrastructure;
 - Re-use of existing commercial properties;
 - Restoration of vibrancy; and
 - Creation of a viable, attractive space for businesses
2. Restore the off-site wetland buffer within the DOT right-of-way. Gas Land will accomplish this through both soil restoration and significant landscaping to improve the quality of runoff from the off-site watershed to the wetland.
 3. Install additional screening along Parkway Drive by, among other things;
 - Constructing a 6-foot high fence; and
 - Reinforcing existing vegetation with additional coniferous trees to provide year-round screening
 4. Elevate the landscape berm located at the rear of the property, which consists of linden trees, red oak, and blue spruce. Gas Land will also construct a 6-foot high privacy fence to provide additional screening for the adjoining residence to the rear of the Project Site, and will maintain the nearby cedar tree as requested by Mr. and Mrs. Fornelos.

In addition to Gas Land's Site Plan and design modifications, Gas Land has committed significant resources to improving the **traffic infrastructure** around the Project Site to mitigate the Project's potential traffic impacts, and any pre-existing off-site conditions. These traffic-related improvements include, but are not limited to each of the following:²

1. Re-aligning the Project Site's main driveway entrance with the Bear Mountain Parkway east-bound on/off-ramp;
2. Replacing and significantly upgrading the traffic signal at the intersection of Route 6 and the Bear Mountain Parkway east-bound on/off-ramp. The upgrades at this intersection will also include:
 - Adding a modern and Adaptive Traffic Signal Control (ATSC) at the site access point. Gas Land will also install ATSC (per DOT specifications) at the intersection of Route 6 and Jacobs Hill Road/Parkway Drive, and Route 6 and Locust Street;
 - Widening the eastbound off ramp and creating a new right-hand/westbound turn lane;
 - Widening westbound Route 6 to allow for left-turn access into the Project Site;
 - Replacing pedestrian signal pole controls at the existing crosswalk and creating an additional crosswalk


² Some of the following improvements are subject to Gas Land obtaining a highway work permit from DOT.

3. Upgrading the existing traffic signal at the intersection of Route 6 and Parkway Drive, including installing new signal back plates and coordinating signal timing with DOT;
4. Installing "Intersection Ahead" warning signs on eastbound approach to the Bear Mountain Parkway overpass;
5. Installing a new sidewalk from the Project Site to Parkway Drive, and modifying the existing sidewalks to accommodate ADA ramps;
6. At the intersection of Route 6 and the Bear Mountain Parkway west-bound on/off ramp:
 - Clearing existing vegetation to improve visibility;
 - Installing new high visibility pavement markings;
 - Reviewing and, if necessary, upgrading street luminaires at the intersection;
 - If necessary, and subject to further discussion and review, continuing to work with the Town and/or DOT on potential signal improvements

Please let us know if you have any questions about any of these items. We thank you again for your consideration of Gas Land's application.

Respectfully submitted,

ZARIN & STEINMETZ

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