



December 16, 2019

The Town of Yorktown Town Board
c/o the Town Clerk
363 Underhill Avenue
Yorktown Heights, New York 10598

RE: NY Fuel Distributors
3700 Barger Street
Tax Map No. 16.07-1-43

Dear Ms. Quast:

Please find enclosed one (1) copy of the following in support of an Application for Special Use Permit for Gasoline Stations:

- Site Plan Drawing Set (6 sheets), last revised 12/16/19.

With respect to the comments offered by the various agencies, boards and committess we offer the following:

Town Planning Board Memorandum dated November 8, 2019:

1. The enclosed drawings have been expanded as requested to show all adjacent properties.
2. Drawing D-1 has been revised to include a Modular Block Retaining Wall Detail for the proposed wall at the eastern end of the subject property.
3. Drawing LP-1 has been revised to include "No Parking" stripping in front of the proposed convenience store.
4. Drawing D-1 has been revised to include a figure titled "Vehicle Maneuvering, Delivery Truck" to provide the requested turning radii. The loading space has been shown on Drawing SP-1.
5. Drawing D-1 has been revised to include a figure titled "Vehicle Maneuvering, Passenger Car", to demonstrate the requested maneuvers while all pump stations are being utilized.
6. Drawing D-1 has been revised to include a figure titled "Vehicle Maneuvering, Passenger Car" to illustrate the turning movements for vehicles to back out of the proposed parking spaces.

Town Conservation Board Memorandum dated November 7, 2019:

1. The proposed fuel tanks have been relocated to be shifted outside the 100 foot wetland setback.
2. A full landscaping plan using native plants prepared is provided on drawing SP-1.

Town Advisory Board on Architecture & Community Appearance (ABACA) Memorandum dated November 14, 2019:

1. No response necessary. It is acknowledged that the board appreciates the proposed design.
2. The enclosed drawings have been revised to include a final Landscaping Plan.
3. A separate signage package will be submitted to the Building Department by the project architect. A detail of the proposed monument sign will be added to drawing D-1 on subsequent submissions.

Town Advisory Board on Westchester Planning Board Memorandum dated November 1, 2019:


1. All sidewalks and paved areas have been directed to the proposed underground conveyance and treatment system. The proposed underground detention system and hydrodynamic separator are treating areas that are currently untreated and discharging directly to Barger Brook. Although the site is being redeveloped as a gas station and convenience store, it will no longer be providing automotive repair service which alone will enhance stormwater quality. Pervious pavement was not selected as the ideal means for stormwater treatment as the NYSDEC does not permit stormwater infiltration practices to be used in stormwater hotspots such as gasoline stations. Between the treatment system now being provided, and the elimination of auto repairs this redevelopment will improve stormwater quality to Barger Brook.
2. Minimal pedestrian traffic is expected to utilize the site. We can discuss this item with the Town Board to determine the feasibility of providing sidewalks.
3. Sufficient space will be available to store recyclables under the County recycling program in the refuse enclosure labeled on drawing SP-1.
4. Bicycle parking has not been provided on the plan as minimal bicycle use is anticipated to access the site.
5. This office has contacted the NYSDOT to review the redevelopment of the site.

We trust you will find the enclosed information in order, and respectfully request this item be placed on the December 17, 2019 agenda for discussion with the Board.

If you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
Richard D. Williams, Jr., PE
Principal Engineer

RDW/sww

Enclosures

cc: Danny Porco, NY Fuel Distributors (via email w/enclosures)

Insite File No. 19195.100