

September 3, 2020

Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

Re: 3700 Barger Street
Tax Map No. 16.07-1-43

Dear Supervisor Slater and Members of the Board:

As you may recall, we represent NY Fuel Distributors, LLC (the “Applicant”) in connection with the above referenced matter that has been pending before your Board. To refresh the Board’s memory, this Application is for a special use permit to demolish the existing gasoline and automotive service and construct a new gasoline station and convenience store. The application was previously reviewed by the Westchester County Planning Board, the Yorktown Planning Board, the Conservation Board and the Advisory Board on Architecture and Community Appearance. The application was last heard by your Board on December 17, 2019, at which time a public hearing was opened and ultimately was adjourned.

We had previously submitted supplemental information concerning the environmental remediation history at the property back in April 2020. In addition, a traffic study was also prepared by Provident Design Engineering, PLLC at that time. In the past several months the Applicant has been engaged in a series of discussions with the Director of Planning which have resulted in revisions to the site plan and traffic study. Accordingly, we respectfully submit herewith the following:

- Site Plan Drawing Set, prepared by Insite Engineering, Surveying & Landscape Architecture, last revised 9/3/20;
- Stormwater Pollution Prevention Plan dated 9/3/20;
- Technical Memorandum Report prepared by Provident Design Engineering, PLLC, last revised 9/2/20

Executive Summary

While the initial traffic analysis indicated the project would have minimal impact on the road network, at the request of the Town Director of Planning, the Applicant studied alternative site layouts in an attempt to improve traffic circulation through the nearby intersection. The most significant revision to the proposed site plan was to create one way traffic flow through the site. In order to accomplish this the Applicant will be eliminating the northerly entrance on Barger Street and leaving the southerly curb cut as ingress only. All traffic will exit the site on to East Main Street. This change also results in any southbound traffic on Barger Street wishing to access the site to be as far from the intersection of Barger Street and East Main Street as possible before making the left hand turn which will mitigate potential vehicle queuing backing up through the intersection. The traffic analysis still indicates the project will have a de minimis impact to the adjacent roadway network and levels of service at the site driveways as compared to the former service station use.

In addition to the site circulation, the Applicant has shifted the proposed dumpster and loading areas behind the building at the request of the Town. The stormwater detention and treatment system has been relocated - - the type of system and size remains the same. Finally, the underground storage tanks have been relocated outside of the wetland buffer.

We look forward to presenting the updated plans to you at your upcoming work session on September 8th. Thank you for your attention to this matter.

Very truly yours,
HARFENIST KRAUT & PERLSTEIN, LLP

By: *Leo K. Napior*
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