

February 4, 2019

Mr. Tom LaPerch, Chairman, and Members
of the Town of Southeast Planning Board
1 Main Street
Brewster, NY 10509

VIA GROUND TO PLANNING BOARD CHAIR AND MEMBERS
VIA FED EX TO TOWN PLANNER, AND TOWN ENGINEER
VIA FED EX TO PLANNING BOARD SECRETARY

Re: *Batista Southeast Dunkin' Amended Site Plan
Amendment to Former Gas Land Petroleum, Inc., Approved Site Plan
1617 NYS Route 22 (Tax Parcel Section 46 Block 1 Lot 21), Town of Southeast, Putnam County, NY
Chazen Project # 81625.00*

Dear Chairman LaPerch and Planning Board Members:

The Applicant, ECB Realty, LLC appeared before your Board at its meeting on January 14, 2019, at which time a Public Hearing was scheduled for February 25, 2019. We are also in receipt from comments made by the Planning Board's consultants. AKRF Environmental, Planning, and Engineering Consultants. The site plan drawings have been amended in response to these comments. Below is a point-by-point response to each of the comments received.

AKRF Environmental, Planning, and Engineering Consultants comments dated January 11, 2019:

1. *The new site plan significantly changes the traffic layout from the previously approved plan. No access from Route 312 would be provided, and access from Route 22 would only be available to southbound drivers. The previously proposed right turn only lane from Route 312 to Route 22 has been removed. The proposed project requires a Highway Work Permit from NYSDOT. An updated traffic study should be prepared and review of the revised layout coordinated with NYSDOT.*

Response: A revised Traffic Report produced by Maser Consulting is attached. This office conducted a meeting with NYSDOT to review the proposed entrance revisions. Maser Consulting will be applying for a Highway Work Permit from NYSDOT.

2. *The revisions to the layout improve the zoning conformity of the site. As currently proposed, no area variances would be needed.*

Response: Comment noted.

3. *As previously proposed, the proposed project would connect to the Brewster Towne Centre Wastewater Treatment Plant. Potable water would be provided via on-site well.*

Response: Comment noted.

4. *The proposed lighting plan should be revised to reduce the maximum footcandle levels on the site to 5.0 per §138-98.H.*

Response: The proposed lighting plan has been revised accordingly.

5. *The proposed loading area is located across the drive-thru aisle. Pedestrian safety measures should be put in place so that deliveries do not conflict with drive-thru operations. This could include angling the sidewalk away from the building to eliminate pedestrians crossing at the blind corner.*

Response: Deliveries can utilize the front door of the facility (see drop curb) or utilize the emergency bypass lane for access to the back door as shown on the Site Plan (C130). There is adequate sight distance from the western side of the loading area to the rear of the building.

Nathan L. Jacobson & Associates comments dated January 10, 2019:

1. *Referral should be made the New York State Department of Transportation (NYSDOT) for modifications for work occurring within the NYSDOT right of way.*

Response: Maser Consulting will be applying for a Highway Work Permit from NYSDOT.

2. *The site's Stormwater Pollution Prevention Plan should be revised to reflect the proposed changes to the site.*

Response: A revised Stormwater Pollution Prevention Plan has been attached.

Separate copies of the submittal are being sent to the Planning Board members, Town Engineer, and Town Planner in accordance with the application instructions. Full distribution list is included on the back of this letter. Please place this project on the agenda of the February 25, 2019, Planning Board meeting for a Public Hearing. If you have any questions or need anything further, please call me at 845-486-1574.

Sincerely,



Kyle Ahearn, P.E.
Project Manager

- Encl: Engineering Plan Set Dated February 4, 2019
Maser Consulting Traffic Report dated January 22, 2019
Stormwater Pollution Prevention Plan Dated February 4, 2019
- cc: Original to Victoria Desidero, Planning Board Secretary
Planning Board Vice Chairman David Rush
Planning Board Member Daniel Armstrong
Planning Board Member Michael R. Hecht
Planning Board Member Jack Gress

Planning Board Member Eric Cyprus
Ashley Ley, AICP, Town Planner, AKRF
Tom Fenton, P.E., Town Engineer, Nathan L. Jacobson Associates
Steven Batista, ECB Realty, LLC
Phil Grealy, Maser Consultants