



Environmental and Planning Consultants

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Memorandum

To: Town of Dover Planning Board
From: Ashley Ley, AICP
Date: May 13, 2011
Re: Dover Mobil Site Plan

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- EX-100 Existing Conditions, prepared by John Kalin, PE, dated 3/10/11
- SK-1 Sketch Site Plan, prepared by John Kalin, PE, dated 3/10/11
- Letter from John Kalin, PE to the Planning Board, dated 4/29/11

PROJECT DESCRIPTION

The Applicant proposes a new gas station with four gasoline and two diesel pump islands and a convenience store with a drive-thru at 1782 Route 22, in the HM Zoning District. The site is currently improved with a diner and associated parking area which would be removed as part of the proposed project. The site is a triangular parcel bounded by NYS Route 22, Pleasant Ridge Road, and NYS Route 55. The proposed use, "Retail Business," is a use permitted by right, subject to site plan review by the Planning Board, in the HM Zoning District.

COMMENTS

- The site is located in close proximity to NYCDEP Wetlands DP-22 (the Great Swamp) and DP-30, and is identified on the NYSDEC's Environmental Resource Mapper as being within a "wetland checkzone." As such, the site should be surveyed for onsite wetlands, and any wetlands or wetland buffer areas identified should be verified by NYSDEC.
- The project site is also identified by the NYSDEC Environmental Resource Mapper as having the potential to support threatened or endangered species. A letter from the New York Natural Heritage Program should be obtained, and the site should be evaluated for its potential to support any threatened or endangered species that may be found within the Town of Dover.
- A traffic study, including a queuing analysis for the drive-thru, should be prepared.
- The dumpster location should be shown on the site plan. It should be located so that it is not highly visible, nor interfere with onsite circulation.