



Environmental and Planning Consultants

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Memorandum

To: Town of Dover Planning Board
From: Ashley Ley and Anthony Russo
Date: March 30, 2012
Re: Dover Mobil Site Plan and Traffic Study

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

- A-100 Floor Plan and Elevations, prepared by John Kalin, PE, dated 3/7/12
- C-110 Existing Conditions and Demolition Plan, prepared by John Kalin, PE, dated 1/11/11
- C-120 Site Layout Plan, prepared by John Kalin, PE, dated 1/11/11
- C-510 Details, prepared by John Kalin, PE, dated 1/11/11
- Traffic Impact Study (TIS), prepared by John Collins Engineers, dated March 22, 2012
- Letter from James A. Bates, CPESC, CPSWQ, Ecological Analysis, LLC, dated February 27, 2012

PROJECT DESCRIPTION

The Applicant proposes a new gas station with three gasoline (one less than shown in the sketch plan submission) and two diesel pump islands, and a convenience store with a Dunkin Donuts 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.

GENERAL COMMENTS

1. The site is located in close proximity to NYCDEP Wetlands DP-22 (the Great Swamp) and DP-30. Per the letter from James Bates referenced above, NYSDEC has inspected the site and found that the on-site wetland is not regulated by NYSDEC. The letter references an e-mail from Heather Gierloff, NYSDEC, which should be provided to the Town.
2. The project site is 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.

3. A lighting and landscaping plan should be provided.
4. Architectural details of the proposed canopy should be provided.
5. An expanded EAF should be provided.

TRAFFIC STUDY COMMENTS

1. A table should be provided that shows the storage lengths and 95th percentile queue data for all study area intersections (including the driveway intersections).
2. The TIS should discuss parking (code and ITE) demand and supply as well as on-site pedestrian and vehicular circulation.
3. Truck turning templates for the largest delivery truck should be provided.
4. The data to support the projected queue length at the drive-through should be provided.
5. The TIS should explain why there is a 10 percent assignment difference between the arrival (35 percent) and departure (45 percent) distribution at the Route 55 driveway.
6. The TIS should explain how the right-in/right-out only movements at the Route 22 will be enforced (signage, by the physical design of the driveway, etc.).
7. No escape lane is provided at the drive through.
8. The Site Plan should include operational information, specifically, where would trucks load/unload (including garbage trucks)? And at what time of day? Where would snow piles be located?
9. The 18 foot wide lane in front of the pump island is narrow to accommodate two-way traffic flow.
10. A signage and stripping plan should be provided.
11. The traffic exiting from the drive through lane, parking area on the east side of the building and Pleasant Ridge Road driveway all converge in one area that could present circulation and safety issues. Please present the traffic control devices that would be employed to ensure safe operating conditions.
12. The applicant should provide the backup for the heavy vehicle and peak hour factors utilized in the TIS, as well as the No Build assignments.