



***Environmental and Planning Consultants***

34 South Broadway  
Suite 401  
White Plains, NY 10601  
tel: 914 949-7336  
fax: 914 949-7559  
[www.akrf.com](http://www.akrf.com)

## Memorandum

---

**To:** Town of Dover Planning Board  
**From:** Ashley Ley, AICP  
**Date:** August 3, 2012  
**Re:** Dover Mobil Site Plan and Traffic Study

---

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

- C-110 Existing Conditions and Demolition Plan, prepared by John Kalin, PE, last revised 7/5/12
- C-120 Site Layout Plan, prepared by John Kalin, PE, last revised 7/5/12
- C-130 Grading and Utilities Plan, prepared by John Kalin, PE, last revised 7/5/12
- C-510 Details, prepared by John Kalin, PE, last revised 7/5/12
- C-520 Stormtech Detail Sheet, prepared by John Kalin, PE, last revised 7/5/12
- C-540 Erosion and Sediment Control Plan, prepared by John Kalin, PE, last revised 7/5/12
- L-350 Lighting Plan, prepared by John Kalin, PE, dated 7/1/12
- L-400 Planting Plan, prepared by John Kalin, PE, dated 7/1/12
- Traffic Impact Study (TIS), prepared by John Collins Engineers, dated March 22, 2012 last revised 4/25/12
- CP-1 Site Modifications Alt 1, prepared by John Collins Engineers, dated 4/5/12
- TT-1 Truck Turning WB-50, prepared by John Collins Engineers, dated 4/5/12
- TT-2 Truck Turning WB-50, prepared by John Collins Engineers, dated 4/5/12
- Memo from Philip J. Grealy, Ph.D., P.E. and Richard G. D'Andrea, P.E. to John Kalin, P.E. dated April 25, 2012
- Memo from Philip J. Grealy, Ph.D., P.E. and Richard G. D'Andrea, P.E. to John Kalin, P.E. dated April 5, 2012
- Full EAF, received 7/13/12

The following memorandum is an update to AKRF's March 30, 2012 and June 4, 2012 memorandums. Where comments from those memorandums have not been addressed, they have been recited herein.

**GENERAL COMMENTS**

1. 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.
2. A lighting plan has been provided. The lamppost on the east side of the Pleasant Ridge Road entrance should be adjusted to minimize spillover onto the Pleasant Ridge Road right-of-way.
3. Architectural details of the proposed canopy should be provided.

**TRAFFIC AND CIRCULATION COMMENTS**

1. The applicant should confirm that the WB-50 is the largest truck that would delivery to the site. The applicant should also indicate the where trucks would park during deliveries, as well as the timing of deliveries to ensure that there are no conflicts between delivery trucks and drive-thru traffic.
2. Snow storage should be located on the site plan.
3. It would be difficult for drivers entering from NYS Route 55 to access the drive-thru, as they would have to make a 180 degree turn. A one-way right short-cut into the drive-thru lane should be considered. If implemented, this short-cut should be controlled with a stop-sign.