

June 7, 2022

Mr. Joe McIlroy, Planning Board Chairman
Town of York
2668 Main Street
York, New York 14592

**RE: YORK TRAVEL CENTER, LLC – CONVENIENCE STORE – NYS ROUTE 63 & NYS ROUTE 36
PRELIMINARY SITE PLAN AND SUP APPLICATIONS & SWPPP REVIEW
MRB GROUP PROJECT NO. 2507.20001.000 PHASE 006**

Dear Mr. McIlroy:

MRB has completed a review of the submitted revise Preliminary Subdivision Plat dated February 26, 2021 last revised April 19, 2021, Site Plans dated May 12, 2021 last revised April 28, 2022, SWPPP/Engineer's Report dated May 2021, last revised April 20, 2022 and other application material received on May 12, 2022 for the above-referenced project, prepared by Carmina Wood Morris, D.P.C. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

PRELIMINARY REVIEW COMMENTS

1. Please note that all of our Preliminary related comments have been addressed.

FINAL REVIEW COMMENTS

1. The location of no parking for fire or emergency zones needs to be identified on the site plans and properly labeled.
2. The Planning Board should consider requiring the sidewalk proposed along Genesee Street to be extended further east across the residential property (future trail parking area).
3. The site plan should be updated to provide a min. 10' wide sidewalk easement along Main Street extending from the proposed terminus point to the northern most property line. It is assumed that a sidewalk should be able to be provided within the NYSDOT R.O.W. but if not, this would facilitate future expansion.
4. It is our understanding from discussions at this past Planning Board meeting that the site plans will be updated to provide a trail/ sidewalk extending from Main Street to the proposed walking trail.
5. Due to the proposed off street trail parking plans, the site plans which previously depicted a proposed 6' tall perimeter fence is no longer shown. Is this still proposed to provide screening of the truck parking area?

6. Will any additional lighting be required for this proposed off street parking area beyond what is currently shown on the plans? What signage, if any, will be provided? This should be depicted on the plans.
7. The grading, storm drainage, and utility plans will all need to be updated to reflect the proposed site changes which now include an additional parking lot (trail parking) and walking path.

SWPPP/ENGINEER'S REPORT

8. It should be noted that a maintenance agreement for the stormwater management practices that are proposed. Also, there will need to be an access easement granted to the Town of York to allow for the inspection of the stormwater management practices within the maintenance agreement.
9. Based on discussions with the design engineer, it is our understanding that the outfall and ultimate discharge of the stormwater from the proposed stormwater management facility will be redirected to Bidwells Creek. Therefore, once these revisions are made and the revised plans and stormwater calculations received, we will then complete our review.

If you have any questions, comments, or concerns regarding any of the above, please do not hesitate to contact me.

Sincerely,



Lance S. Brabant, CPESC
Director of Planning & Environmental Services

CC Planning Board Members
Jerry Deming, Town Supervisor
James Campbell Jr., Esq., Town Attorney
Carl Peter, Code Enforcement Officer