



May 10, 2022

Joe McIlroy, Planning Board Chairman
Town of York Planning Board
2668 Main Street - PO Box 187
York, New York 14592

Re: York Travel Center Project - Proposed Commercial Project at 0 Main Street
Applications for Special Use Permit, Site Plan Approval & Area Variance
Town of York Planning Board & Zoning Board of Appeals
Applicant/Project Sponsor: York Travel Center, LLC
File No. 10186.1

Dear Chairman McIlroy and Members of the Planning Board:

This letter and the enclosed documentation are being submitted on behalf of York Travel Center, LLC (“Project Sponsor”) in connection with the proposed commercial project to be located on a portion of the approximately 11.7 acre parcel at 0 Main Street and the adjoining approximately 0.47 acre parcel at 2551 Genesee Street (collectively the “Project Site”).

I. Updated Project Plans, Summary of Modifications and Amended Part 1 of the Full Environmental Assessment Form:

Enclosed are full-size copies of the following project plans prepared by Patrick Sheedy Jr., P.E. of Carmina Wood Design prepared based on the discussion and input received during the Planning Board meeting held on April 27th:

- Site Plan Alternative [Drawing C-100a – Date: 4/28/22]; and
- Snow Storage Plan [Drawing SS-100 – Date: 4/28/22];

Reduced size copies of the updated project plans are also attached as Exhibit “1”. The following is a summary of the modifications to the project plans made in response to input received from the Planning Board during its meeting on April 27th:

1. The Site Plan Alternative [Drawing C-100a] was prepared at the request of the Planning Board to depict vehicular access and parking for the proposed walking trail and associated site amenities that was separate from the truck only entrance along Genesee Street. This proposed access and parking will utilize the existing curb cut entrance at 2551 Genesee Street, which will be combined with the parcel at 0 Main Street subsequent the closing on the pending purchase of 2551 Genesee Street. In addition, the pedestrian access to the recreational trail parking has been relocated from Route 36 to the proposed publicly accessible parking on 2551 Genesee Street and the publicly accessible parking for the recreational trail located in the southeast corner of the truck parking area was changed to publicly accessible parking for alternative vehicles such as RVs, trucks with trailers, etc.

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law

5500 Main Street, Suite 343 • Williamsville, New York 14221

Direct: 716-510-4338 • E-mail: shopkins@hsmlegal.com • www.hsmlegal.com

Correspondence to Joe McIlroy, Planning Board Chairman

May 10, 2022

Page 2 of 3

2. The Snow Storage Plan [Drawing SS-100] was prepared at the request of the Planning Board to depict areas for snow storage on the Project Site. As shown, the areas for snow storage are mainly greenspace and landscape areas around the perimeter of the proposed vehicle and truck parking areas.

An Amended Part 1 of the Full Environmental Assessment Form dated May 10th is enclosed to include the minor modifications to the project layout as described above including the publicly accessible parking to be provided for the recreational trail on the parcel at 2551 Genesee Street. The Project Sponsor anticipates closing on the purchase of 2551 Genesee Street in the near future and once this occurs the Planning Board will be informed.

II. Conclusion:

The Project Sponsor has continued to make a concerted effort since the review process began in late 2020 to provide the Town with detailed project information and to incorporate modifications to the original Site Plan for the proposed project based on input received from the numerous stakeholders that have participated in the lengthy review process including the input received during the most recent meeting of the Planning Board on April 27th.

The Project Sponsor is requesting that the Planning Board issue a negative declaration pursuant to the State Environmental Quality Review Act ("SEQRA") during its meeting to be held on Wednesday, May 25th at 6:30 p.m. The extensive documentation that has been submitted including numerous reports and studies demonstrates that the project will not result in any potentially significant adverse environmental impacts.

Please feel free to contact me at 716.510-4338 or via e-mail at shopkins@hsmlegal.com if you have any questions regarding this letter or the attached updated project documentation.

Thank you for your anticipated cooperation.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.

cc: Chris Wall, Planning Board [Via mail w/enclosures]
David Dermody, Planning Board [Via mail w/enclosures]
Alan Brightman, Planning Board [Via mail w/enclosures]
Zack Kobylanski, Planning Board [Via mail w/enclosures]
Steven Carroll, Planning Board Alternate [Via mail w/enclosures]
Gerald Deming, Town Supervisor [Via mail w/enclosures]
Carl Peter, Zoning Officer [Via mail w/enclosures]

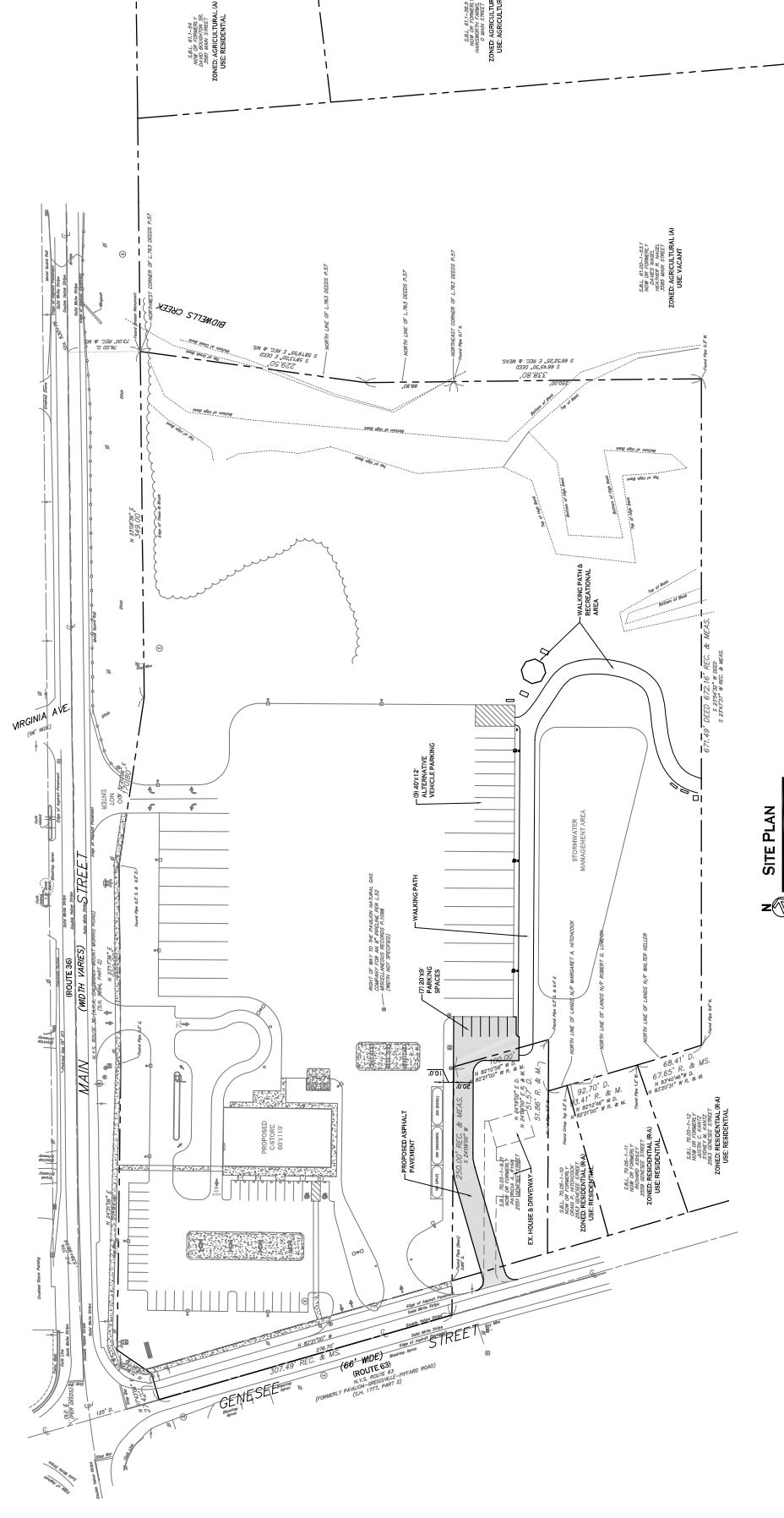
Correspondence to Joe McIlroy, Planning Board Chairman

May 10, 2022

Page 3 of 3

Christine Harris, Town Clerk [Via mail w/enclosures]
James W. Campbell Jr., Esq., Town Attorney [Via mail w/enclosures]
Lance Brabant, MRB Group [Via mail w/enclosures]
Joseph G. Bucci Sr. [Via mail w/enclosures]
Preet Baidwan [Via e-mail w/enclosures]
Timothy Boyle [Via mail w/enclosures]
Patrick Sheedy Jr., P.E., Carmina Wood Design [Via e-mail]
Christopher Wood, P.E., Carmina Wood Design [Via e-mail]
Amy Dake, P.E., SRF Associates [Via e-mail]
David Kruse, SRF Associates [Via e-mail]
Bridget O'Toole, Esq., Zoghlin Group [Via mail w/enclosures]

**Exhibit 1 – Updated Project Plans
Prepared by Patrick Sheedy, P.E. of
Carmina Wood Design**



N **SCALE: 1"=50'**

NOTE: SITE PLAN AND DIMENSIONS ARE FOR INFORMATION ONLY. THE USER ASSUMES ALL RESPONSIBILITY FOR ITS ACCURACY.

DRAWING NO. C-100a
 Project no.: 20.213

DRAWING NAME:
 Site Plan
 Alternative

PROJECT NAME:
 New Construction
 York Travel Center
 Route 63 & Route 36
 York, New York

DATE: 5/1/2021
DESIGNED BY: P. Sheehy
CHECKED BY: C. Nanni

REVISIONS

No.	Description	Date
1	Drawings added per Town comments	4/28/22



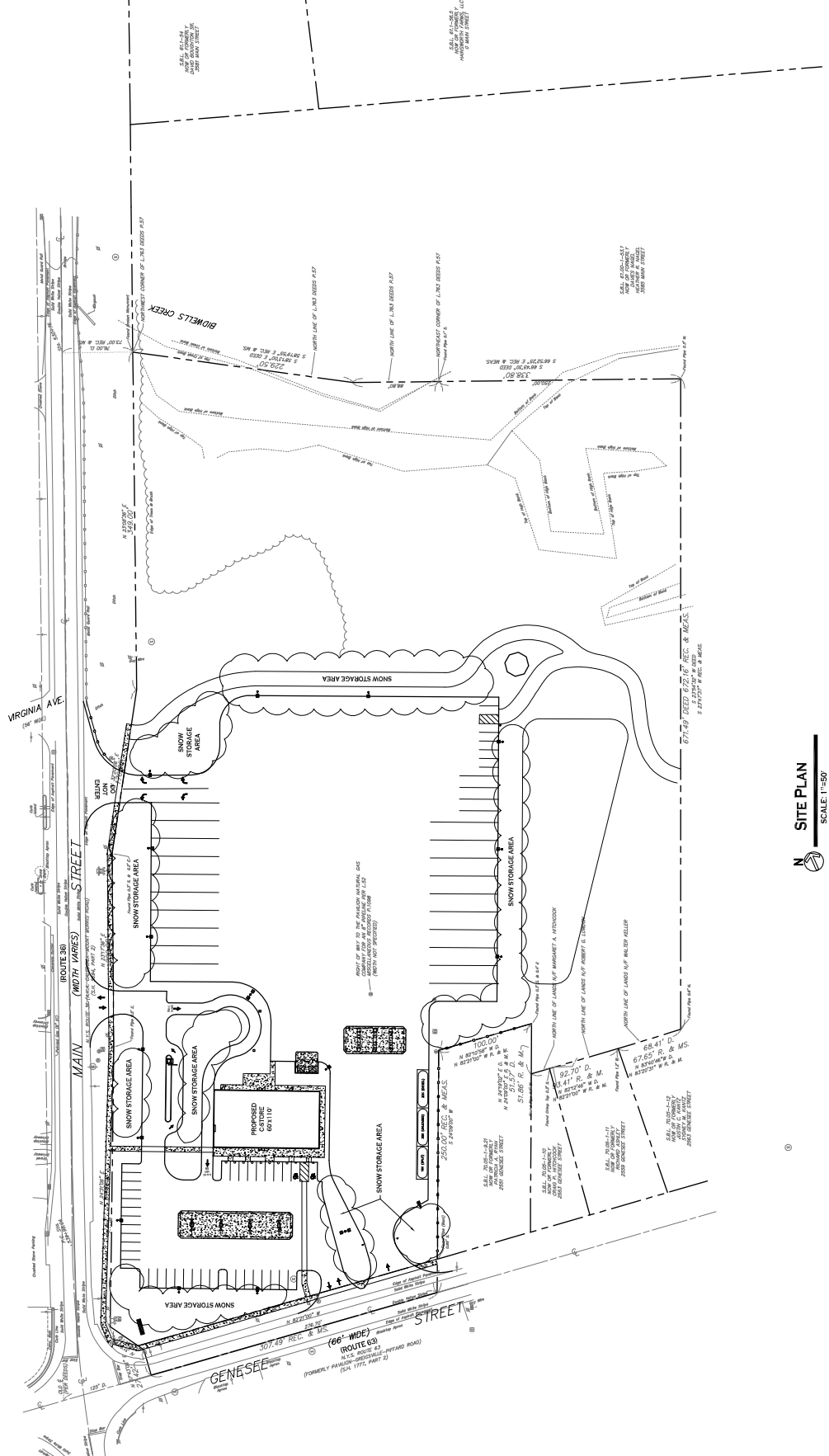
REVISIONS	No.	Description	Date
	1	Printing added per Town comments	4/28/22

PROJECT NAME: **New Construction**
York Travel Center
 Route 63 & Route 36
 York, New York

DATE: 5/1/2021
 DRAWN BY: P. Sheehy
 CHECKED BY: P. Sheehy
 DRAWING NAME: **Snow Storage Plan**

DRAWING NO.: **SS-100**
 Project No.: 20.213

NOTE: SOLELY FOR THE INFORMATION OF THE CLIENT AND FOR THE RECORD OF THE RECORDING OFFICE. THIS DRAWING IS THE PROPERTY OF CARMINA WOOD MORRIS, LLC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



N SITE PLAN
 SCALE: 1"=50'

© Carmina Wood Morris DPC
 This drawing is the property of Carmina Wood Morris DPC. It is to be used only for the project and location specified. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carmina Wood Morris DPC. The user of this drawing assumes all responsibility for its accuracy.