

To members of the Zoning Board of Appeals:

Developers of the proposed York Travel Center have determined the number of parking spaces needed using the formula set forth in the town zoning code for restaurants and convenience stores. Their plan specifies 34 spaces for cars and 27 for tractor trailers. That seems disproportionately large for the proposed development.

As stated on page 43 of the Town of York Zoning Code: "Off street parking for two or more uses located near one another that have different peak parking demands or different operating hours.

1. (1) Parking must be located within five-hundred (500) feet of buildings/uses it is intended to serve.
2. **(2) The applicant must demonstrate that the uses have different peak hour parking demands or that the total parking demand at one time would be adequately served by the total number of parking spaces proposed.**

How have the applicants demonstrated that the two uses will necessitate demands for 34 parking spaces during different peak hours?

How have they justified the need for 27 tractor trailer spaces for overnight parking? Are they basing the number of spots for overnight parking on similar small hamlet/major intersection/proximity to schools and homes?? (There are no truck stops in NYS adjacent to schools and homes)

How have they addressed the intent of our town zoning code to "Lesson and avoid congestion on public streets"?

Hoping you will consider these questions and deny a variance based on our current Zoning Code.

Respectfully submitted,

Anne Roth-Blizzard (former Chair of the York Planning Board)