

**VIA HAND DELIVERED**

August 27, 2021

Planning Board  
Town of Yorktown  
1974 Commerce Street, Room 222  
Yorktown Heights, New York 10598

Attn: Mr. John A. Tegeder, R.A.  
Director Planning

RE: GHP Strang, LLC  
2649-2651 Strang Boulevard  
Yorktown Heights, NY 10598

Dear Mr. Tegeder:

On behalf of the applicant, GHP Strang, LLC, Kellard Sessions Consulting is pleased to submit, herewith, five (5) copies of materials listed below in connection with the above-referenced project for the Public Hearing scheduled for September 13, 2021. An electronic copy of the submission materials has also been emailed.

- Stormwater Pollution Prevention Plan Report, prepared by Kellard Sessions Consulting, dated August 2021 (Front-end and HydroCad output only)
- Plan Set, prepared by Kellard Sessions Consulting, dated (last revised) August 27, 2021, consisting of the following sheets:
  - Cover Sheet
  - Sheet 1/8 Overall Existing Conditions Plan
  - Sheet 2/8 Overall Site Plan
  - Sheet 3/8 Enlarged Site Plan
  - Sheet 4/8 Enlarged Grading and Utilities Plan
  - Sheet 5/8 Enlarged Erosion and Sediment Control Plan
  - Sheet 6/8 Driveway Profiles
  - Sheet 7/8 Details
  - Sheet 8/8 Details

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- Plan Set, prepared by Cardarelli Design & Architecture, P.C., dated (last revised) August 30, 2021, consisting of the following sheets:
  - Sheet A0 Cover Sheet
  - Sheet DMI Demolition Plan
  - Sheet A1 Foundation Plan
  - Sheet A2 Construction Plan
  - Sheet A3 Elevations
  - Sheet A4 Wall Sections
  - Sheet A5 Wall Sections
  - Sheet A6 Retaining Wall Details
  - Sheet A7 Exterior Lighting Layout

The plans have been revised to address comment received during the Public Informational Hearing, as well as to accommodate recent interest in the lower-level tenant space; specifically:

- The proposed evergreen screening has been revised as a result of a site meeting with Mr. Tegeder;
- The layout of the lower retaining walls has been modified to provide shorter tiered walls to reduce the overall length and height;
- A potential tenant has expressed interest in the space if the loading dock could be revised to add a second space for a standard commercial van. The plan now illustrates two (2) loading spaces and the minor modification and increase to the parking lot to accommodate this request;
- The SWPPP has been updated to reflect the added impervious surface for the above revisions. Aside from revising the layout slightly, the previously designed system maintains adequate capacity to mitigate the development.

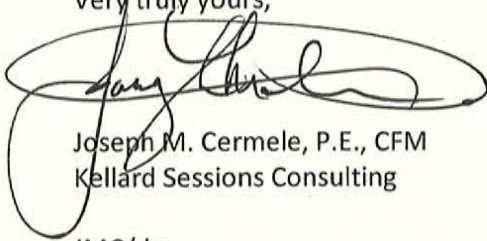
We thank the Board and staff in advance, for their time and consideration reviewing this project. We look forward to discussing this further at the Public Hearing. As always, please contact me with any questions or if you require further information.

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Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph M. Cermele", is written over a large, light-colored oval scribble.

Joseph M. Cermele, P.E., CFM  
Kellard Sessions Consulting

JMC/dc

cc: Michael Cinicolo  
Stefano Cardarelli, AIA  
Trevor Hill, P.E.