

August 12, 2021

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

RECEIVED  
PLANNING DEPARTMENT

AUG 12 2021

TOWN OF YORKTOWN

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

RE: Public Informational Hearing Response  
Parking Lot Expansion  
GHP Strang, LLC  
2649-2651 Strang Blvd

Dear Mr. Tegeder:

On behalf of our client, GHP Strang, LLC, please accept this letter as a follow up to conversations had with the Planning Board during the Public Informational Hearing of August 9, 2021 for the above-referenced project. The purpose of this letter is to provide clarification to the Planning Board related to comments provided by a noticed neighbor expressing concerns and questions related to the project, as it relates to the proposed parking lot, temporary access road, soil stockpiling, and existing or proposed vegetation, as well as to clarify ongoing activities at the site.

Please note that various construction aspects associated with the overall building renovations and existing utilities are underway and are all being performed with current, valid permits as required by the Town. While this office is not directly involved with the current building renovations, at the request of the Planning Board, we have performed a site inspection and prepared the enclosed Construction Inspection Report, dated August 11, 2021, for your information. The report identifies current activities taking place at the site and provides our professional opinion with regard to erosion and sediment controls.

The noticed neighbor questioned the need for the proposed parking lot expansion. As was explained to the Board, the owner has experienced difficulty in recent years in finding tenants to occupy the lower level of the northernmost portion of the building. As expressed by potential tenants, this is largely due to the limited available parking in this area of the site and the lack of ADA accessible access to the lower level. Aside from the approximately 60 parking spaces provided at the north end of the site, tenants utilizing this space would be required to park on the south end of the site and walk approximately 600 feet to gain access to the lower level of the building. The project proposes a lower parking area, including 25 parking spaces and a loading dock. The loading dock has been designed to accommodate vans and typical delivery

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trucks (i.e., FEDEX and UPS). In addition, the plan proposes two (2) ADA compliant access ramps; one at the existing upper-level entry and a second at the proposed lower parking lot.

With regard to the "road" referenced by the noticed neighbor, please note that this is a temporary construction access road and is required to provide adequate access for the lower-level building demolition and renovations. A temporary construction access road has been constructed, connecting the existing upper parking lot to the lower level. The temporary access road is stable, and all downgradient areas are protected by temporary silt fence which is in good working order. No erosion was noted at the time of our inspection, nor were any corrective actions required.

With regard to concerns for soil stockpiles, please note that the material in question is directly related to the removal of an existing 20,000 gallon underground fuel-oil storage tank. The tank removal and environmental remediation is being conducted by a Licensed Contractor under current permits from the Town. At the time of our inspection, excavated material was being stockpiled within the existing paved parking lot and is covered daily with plastic tarps to prevent erosion. The parking lot is swept daily at the end of the contractor's workday. Upon removal of the underground storage tank the clean fill is to be used for backfill material in the excavated area and any disturbed areas will be stabilized with topsoil and seed. No erosion was noted at the time of our inspection nor were any corrective actions required.

Finally with regard to existing vegetation, as was noted by the neighboring property owner, the existing wooded area to the north is located within properties owned by the adjacent neighbors and not controlled by my client. No improvements or activities are proposed within these areas. The wooded area, as was noted during our presentation to the Planning Board, consists largely of deciduous trees. The property owner agreed and added that much of the wooded area on his property has been overtaken by vines. In an effort to mitigate any potential visual impact from the project resulting from the proposed short retaining wall and the potential for any off-site light-shed from vehicle headlights, as shown on the current site plan, our client proposes to plant an evergreen screening buffer along the full length of the proposed driveway that shares the common property line between the project site and the adjacent property owners. It is proposed to plant Green Giant Arborvitae with a planting height of six (6) to eight (8) feet. As was discussed at the Public Informational Hearing, the selected species are appropriate for this area due to the limited space on site for the plantings and the rapid growth for nearly immediate screening.

We would like to request that the Planning Board conduct a site visit at their convenience to witness the current activities and get a better understanding of the project, as proposed. We will make ourselves available at a time that is convenient for the Planning Board. We also request that the Planning Board consider scheduling a public hearing for this matter for your September 13 Planning Board Agenda.

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We trust the above clarification and attached inspection report satisfy any concerns or questions the Planning Board and adjacent property owners may have expressed. We look forward to discussing this matter further with the Board. Should you have any questions or require any additional information please do not hesitate to contact me.

Very truly yours,



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

JMC/dc

cc: Michael Cinicolo

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/YRGHP600/KSC Correspondence/2021-08-12\\_YRGHP600\\_Tegeder\\_PB Followup\\_Ltr.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/YRGHP600/KSC Correspondence/2021-08-12_YRGHP600_Tegeder_PB Followup_Ltr.docx)

## CONSTRUCTION INSPECTION REPORT

<b>Date:</b> 08-11-2021	<b>Permit #:</b> _____
<b>Day:</b> <input type="checkbox"/> S <input type="checkbox"/> M <input type="checkbox"/> T <input checked="" type="checkbox"/> W <input type="checkbox"/> Th <input type="checkbox"/> F <input type="checkbox"/> S	<b>Weather:</b> <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Overcast <input type="checkbox"/> Rain <input type="checkbox"/> Snow 70 °F
<b>Property Owner:</b> GHP Strang LLC, Mike Cinicolo	<b>Town Contact Person:</b> John Tegeder
<b>Property Address:</b> 2649-2651 Strang Blvd	<b>Phone:</b> _____
<b>Property SBL:</b> _____	<b>Email:</b> _____
<b>Email:</b> mcinicolo@ghpoffice.com	
<b>Contractor:</b> Innovative Environmental Services Inc	<b>KSC Inspector Name:</b> Joseph Cermele, PE
<b>Phone:</b> 914-449-6608	<b>Phone:</b> 914-273-2323
<b>Email:</b> _____	<b>Email:</b> jcermele@kelses.com
	<b>Address:</b> 500 Main St, Armonk, NY 10504

### INSPECTION CONDUCTED FOR:

Erosion and Sediment Control  
 Grading/Drainage

Rough Grading  
 Final Inspection

Photos/Sketch Attached

Follow-Up  
 Other: \_\_\_\_\_

Inspection Report Distributed To:  Owner  Contractor  Town  Other: \_\_\_\_\_

## CONSTRUCTION ACTIVITIES

At the request of the Planning Board, as discussed at the 8/9/21 Public Informational Hearing, this office conducted an inspection of recent site activities related to excavation and soil stockpiling. At the time of the inspection, the contractor was excavating and exposing the existing 20,000 gal underground storage tank (fuel oil) proposed to be removed. It was reported by the owner that the removal is being conducted under a current Building Permit. In addition, demolition activities were taking place within the lower level of the existing building, also in accordance with current Building Permits. A temporary construction access road had been constructed.

## COMMENTS / REMARKS

- Excavated material associated with the ongoing tank removal is being separated and temporarily stockpiled in the existing parking lot. The clean soil stockpile is covered with plastic tarps daily to prevent erosion. The contaminated soil stockpile is placed on two layers of poly-liner and then covered with plastic tarps daily to prevent erosion. The contaminated soil will be removed and disposed off site. The clean soil will be used to backfill the excavation once the tank is removed.
- The internal building demolition activities continue at the lower level. The downgrade area of the temporary access road is protected by silt fence.
- No erosion was observed at the time of the inspection and all controls appeared to be installed correctly.
- The contractor is sweeping the parking lot daily to prevent off-site sediment transport.
- No corrective actions were required at the time of the inspection.

Joseph M. Cermele, PE

Inspector (print name)

Inspector (signature)

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**KELLARD**  
**SESSIONS**

TOWN OF YORKTOWN



GHP Strang, LLC  
2649-2651 Strang Blvd, Yorktown

**Existing Oil Tank Removal and Lower Level Demolition**



**Photo 1 – Cut Material Stockpiles**



**Photo 2 – Cut Material Stockpile – Clean Fill**

GHP Strang, LLC  
2649-2651 Strang Blvd, Yorktown

**Existing Oil Tank Removal and Lower Level Demolition**



**Photo 3 – Contaminated Soil Stockpile**



**Photo 4 – Oil Tank Removal**

GHP Strang, LLC  
2649-2651 Strang Blvd, Yorktown

**Existing Oil Tank Removal and Lower Level Demolition**



**Photo 5 – 20,000 gal UST**



**Photo 6 – Lower Level Demo**



**GHP Strang, LLC**  
**2649-2651 Strang Blvd, Yorktown**

**Existing Oil Tank Removal and Lower Level Demolition**



**Photo 7 – Lower Level Demo and Temporary Construction Access Road**



**Photo 8 – Temporary Construction Access Road**

**GHP Strang, LLC**  
**2649-2651 Strang Blvd, Yorktown**

**Existing Oil Tank Removal and Lower Level Demolition**



**Photo 9 - Temporary Construction Access Road**