



October 10, 2019

The Town of Yorktown Town Board
c/o the Town Clerk
363 Underhill Avenue
Yorktown Heights, New York 10598

RE: NY Fuel Distributors
3700 Barger Street
Tax Map No. 16.07-1-43

Dear Ms. Quast:

Please find enclosed one (1) copy of the following in support of an Application for Special Use Permit for Gasoline Stations:

- Site Plan Drawing Set (6 sheets), dated October 8, 2019.
- Short Form EAF, last revised October 8, 2019.
- Application for Special Use Permit Gasoline Stations, dated August 23, 2019.
- MS4 Stormwater Management Permit/Wetland Permit Application, dated October 3, 2019.
- Stormwater Pollution Prevention Plan (SWPPP) last revised October 10, 2019.
- Wetland/Watercourse/Buffer Area Permit Fee, \$1,800.00, Check #0043880.
- MS4 Stormwater Management Permit Fee, \$1,500.00, Check #0043881.
- Special Use Permit Fee, \$1,500.00, Check #0043882.

The subject property was a former Getty Station located at the corner of Barger Street and East Main Street. In 2017 Global Montello Group Corp. (Global) sought and received a Special Use Permit for the subject property. The Special Use Permit allowed for the site to be redeveloped as a BP branded gas station and convenience store. This application by NY Fuel Distributors proposes a similar redevelopment of the site. The current site configuration has been adjusted slightly from the previous approval to provide more efficient layout for ingress and egress to the site. One pump island has been added allowing for 2 additional fueling stations than the previous proposal. The proposed convenience store is approximately 400 s.f. smaller than previously proposed.

It is proposed to raze the existing building and construct a new 2,000 s.f. convenience store and provide four fuel pump islands with eight fueling stations. The convenience store will be branded Coco Farms and operated by NY Fuel Distributors, while the gas station will be operated by Global. Global will also remain the owner of the property. The brand of gasoline to be sold is envisioned to be Mobil. The architecture is currently being developed and will be presented at our first appearance before the Town Board.

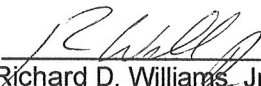
The redevelopment of the site will utilize the existing water and sewer service connections. A new stormwater collection, treatment and detention system will be installed to improve water quality leaving the site. Currently there is no stormwater treatment or detention system on the property.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
Richard D. Williams, Jr., PE
Principal Engineer

RDW/sw

Enclosures

cc: Michael Quinn, Town Engineer (2 copies w/ enclosures)
Danny Porco, NY Fuel Distributors (via email w/enclosures)

Insite File No. 19195.100

TOWN OF YORKTOWN

APPLICATION FOR SPECIAL USE PERMIT
GASOLINE STATIONS

Dated: 8/23/2019

TO: THE TOWN BOARD
c/o TOWN CLERK
363 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NEW YORK 10598

The undersigned, as owner of certain premises located on the EAST side of
BARBER STREET and known as Section 16.07, Parcel 1,
Lot 43 on the Tax Map of the Town of Yorktown, does hereby make application for a Special Use
Permit:

- Canopy
- Convenience Store
- Truck Rental
- Car Wash
- Sign

In the event the Permit is issued, the applicant will comply with all the requirements of the Zoning Ordinance and the Building Department Ordinance of the Town of Yorktown and with the requirements of any other local laws or ordinances, laws, rules and regulations of any Federal, State and County Government, bureau or department thereof having jurisdiction over said premises and the business to be conducted there at, in addition to such terms or conditions as may be imposed by the Town Board.

Attached hereto are twenty copies of the plot plan of the area prepared by INSITE ENGINEERING,
SURVEYING & LANDSCAPE ARCHITECTURE, P.C. and dated 10/8/2019,
and building plans prepared by TO BE PROVIDED
and dated TO BE PROVIDED, all of which are made part of this application, together
with the required fee of \$1500.00.

Applicant

Address

235 Mamaroneck Ave Suite 11
White Plains, NY 10605

**TOWN OF YORKTOWN - ENGINEERING DEPARTMENT
MS4 STORMWATER MANAGEMENT PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

Section 16.07
Block 1
Lot # 43

Approval Authority: TE [] PB [] TB []
Application #: _____
Date Received: _____
Date Issued: _____
Date Expires: _____
Fee Paid: \$ _____

Job Site Address: 3700 BARBER STREET
City/State/Zip: YORKTOWN, NY 10588

NOTE: Application, Fee, Short/Long Form EAF, Map/Survey to be submitted to the Engineering

APPLICANT:

YOUR NAME: DANNY PORCO
COMPANY: NY FUEL DISTRIBUTORS, LLC
ADDRESS: 235 MAMARONECK AVE SUITE LL
WHITE PLAINS, NY ZIP 10605
PHONE: (914) 848-7337
EMAIL: DANNY.PORCO@NYFIELDDISTRIBUTORS.COM

OWNER:

YOUR NAME: _____
COMPANY: Power Test Realty Company
limited partner.
ADDRESS: 2 Jericho Plaza
Wing C-Suite 110, Jericho, NY ZIP 11753
PHONE: (516) 478-5400
Gary Bendzin, Asset Manager
EMAIL: G.Bendzin@gettyrealty.com

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

Select One	Type	Approval Authority	Cost
<input type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit (Administrative)	Town Engineer	\$800.00
<input checked="" type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit	Town Board/Planning Board	\$1,800.00
<input type="checkbox"/>	Renewal of Wetlands/Watercourse/Buffer Area Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	MS4 Stormwater Management Permit (Administrative)	Town Engineer	\$300.00
<input checked="" type="checkbox"/>	MS4 Stormwater Management Permit	Town Board/Planning Board	\$1,500.00
<input type="checkbox"/>	Renewal of a MS4 Stormwater Management Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	Tree Permit	Town Engineer	\$0.00

Application fees are doubled with issuance of a Stop Work Order/Notice of Violation as per Town Code.

PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

- | | | | |
|-----------------------|-------------------------------------|------------------------------------|--------------------------|
| a. Lake/pond | <input type="checkbox"/> | Control area of lake/pond | <input type="checkbox"/> |
| b. Stream/River/Brook | <input checked="" type="checkbox"/> | Control area of stream/river/brook | <input type="checkbox"/> |
| c. Wetlands | <input checked="" type="checkbox"/> | Control area of wetlands | <input type="checkbox"/> |

2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

IT IS PROPOSED TO DEMOLISH THE EXISTING GETTY AUTOMOTIVE SERVICE AT 3700 BARBER ROAD AND REPLACE IT WITH AN ENTIRELY NEW GAS STATION CONVENIENCE STORE. THIS WILL INCLUDE THE CONSTRUCTION OF A 2,000 SF +/- CONVENIENCE STORE, 2,200 SF +/- CANOPY, AND ASSOCIATED APPURTENANCES.

2b. Stormwater/Excavation - Description of proposed activity:

3. Tree Removal:

Amount of trees and/or stumps to be removed: _____

Sizes; approximate DBH: _____

Species of trees to be removed (i.e. Birch, Spruce - if known): _____

Reason for removal: _____

Trees marked in field (trees must be marked prior to inspection): Yes: No:

Tree removal contractor: _____

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the PROPERTY OWNER is to complete, sign and date this authorization:

I, Joshua Dickler, EVP of Power Test Realty Company Limited Partnership INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. hereby authorize LANDSCAPE ARCHITECTURE, P.C. to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: By: Joshua Dickler, EVP Date: 10/31/19

No application will be processed without the above-mentioned, required information.

GENERAL CONDITIONS

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.
2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
 - a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
 - b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
 - c. Newly discovered information or significant physical changes are discovered.
3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.
4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.
5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.
6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.
7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

DANNY PORCO
PRINT NAME

[Signature]
SIGNATURE OF APPLICANT

10-9-19
DATE