

RECEIVED
PLANNING DEPARTMENT

SEP 1 - 2022

TOWN OF YORKTOWN

8/30/2022

Town of Yorktown
1974 Commerce Street
Yorktown Heights, NY 10598

**Re: Town of Yorktown Review Comments (ABACA)
7 Eleven Store No. 38921
3451 Crompond Road
Peekskill, New York 10567**

Dear Town of Yorktown,

Sevan Multi-Site Solutions is an agent for the Applicant, 7-Eleven Inc., for the proposed existing store fueling remodel for the Gulf gas station located at 2451 Crompond Road, Peekskill, NY.

7-Eleven Inc. submitted a Special Use Permit application in January 2022 for the proposed project. The project is moving forward with anticipated construction dates of October 31, 2022, through December 14, 2022. The proposed project will include the replacement of the fuel system equipment at the subject location. This includes removing and replacing the fuel dispensers, the underground storage tanks, pumps and piping, and all associated site work. We will also be adding a new fuel canopy as well. The canopy, pylon sign, and dispensers will have color and signage per the attached brand book. No work is proposed to the existing building or building signage. Please see below for specifics of new equipment.

- (1) NEW GILBARCO 3+0 DISPENSERS
- (2) NEW GILBARCO 3+1 DISPENSERS FOR DIESEL
- (1) 10' DIA. 15K GAL. DW FIBERGLASS UST FOR UNLEADED FUEL
- (1) 10' DIA. 15K GAL. SPLIT DW FIBERGLASS UST - 8K DIESEL/7K PREMIUM
- (3) 1.5 hp FIXED SPEED STP FOR DIESEL
- (3) ATG's (1 PER STP SUMP)
- (3) PRODUCT FILL BUCKETS (1 EACH UST)
- 1.5" FLEX PIPING IN 4" CHASE PIPING FOR RUL, PUL AND DIESEL FUELS
- 2" SW FRP VENT PIPING (UST's TO REMOTE VENT SUMP)
- (1) NEW BRAVO VENT BOX FOR RUL, PUL AND DIESEL
- (1) NEW 36'-0" X 43'-0" FUELING CANOPY FOR THREE (3) DISPENSERS

The ABACA provided comments in March 2022. Please see the below responses, **in red**, provided to aid in your continued review associated with the Special Permit Application.

Advisory Board on Architecture & Community Appearance, dated March 19, 2022.

1. The Board feels that more information is required and requests for a representative to be present in order to gain a better understanding of the proposal.
A representative will attend a meeting to discuss the proposed project.
2. The Board feels that in coordination with this project, improvements to the site, landscaping, and existing structure should be considered.
Any disturbed area or landscaping will be restored to the current condition or better
3. The Board requests for the application to submit more information with respect to the building and branding for 7-11 and any proposed building renovations so that it can understand the total site impact and how the two brands will be integrated on the site.
A brand book has been provided. The Gulf logo will be displayed. No 7-Eleven Inc. branding or logos will be used.
4. The Board suggests for the applicant to consider a monument sign as opposed to the pylon sign and is wondering if additional branding at the roadway for 7-11 will be required.
An existing pylon sign is currently located at this location. The project proposes to reface the existing cabinets and paint the cabinet, retainers, and pole. The new cabinet will have digital prices. A monument sign would be difficult to view. 7-Eleven Inc. branding is not proposed.
5. The canopy design is generally acceptable to the Board but would like additional detailing to confirm that only the letters and logos will be illuminated. The Board also requests for the signage to be channel letters.
The letters and logo will be illuminated. The photometric drawing displays the locations of the exterior lighting elements proposed.
6. The Board appreciates the photometric lighting plan submitted but is requesting for the applicant to provide additional detail and an expanded plan showing the entire site to verify that the proposed lighting does not exceed the code requirement of 1-foot candle at the property line. Any additional lighting and fixtures on the site should also be submitted by the applicant for review.
The photometric drawing has been updated to include the foot candles calculated at grade. The average lighting at the property line is 0.29 candle feet.

If you have any further questions, please feel free to contact us.

Thank you,



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