

Planning & Development Advisors



Creating value by unlocking opportunities

December 10, 2021

To: Hon. Robert Pellegrino, Chair and Planning Board Members

From: David B. Smith

Re: 657 Saw Mill River Road

Cc: Larry Tomasso, Building Inspector

Project Update and Summary

The Planning Board has recently received an updated site plan submission from JMC on behalf of Thornwood Four Corners LLC for the redevelopment of the former Getty gas station located at 657 Saw Mill River Road (the "Project Site"). As the Planning Board will recall, this matter was last before your Honorable Board for a preliminary presentation back in April of 2021. The April presentation was part of the formal referral from the Village Board, which is the Lead Agency under the State Environmental Quality Review (SEQR) process. The Planning Board is guided in their review and recommendation back to the Village Board by Section 167-3 of the Village Code, specifically Section 167-3.E. Standards and objectives.

The Project Site previously had two gasoline pump islands (four fueling stations), a four-bay service garage and limited convenience retail. The current proposal calls for the installation of three gasoline pump islands (six fueling stations) and a proposed 2,520 square foot convenience store supported by 17 parking spaces (the "Proposed Action"). The Project Site is owned by Thorpe-McCartney Family Limited Partnership (hereinafter "Thorpe-McCartney") and leased to Thornwood Four Corners (hereinafter "Thornwood") (hereinafter collectively the "Applicant"). By way of background, back in 2016 Thornwood entered into a lease with Thorpe-McCartney to reuse the site for a gasoline pumping station and convenience store. As part of that process Thornwood obtained a permit from the Village of Ardsley Building Department (on or about 4/20/16) for the installation of new fuel storage tanks and fuel dispensing pumps. Subsequently, it was learned during the storage tank replacement process that there was soil contamination which has since been remediated although there is still ongoing NYSDEC oversight.

It is noted that gas stations are prohibited uses in the B-1 General Business District, although the Getty station had been operating as a legal, pre-existing, non-confirming use. During the remediation process the question was raised whether the pre-existing non-confirming gas station use had been lost. On 1/28/18, the Village of Ardsley Zoning Board of Appeals determined that the pre-existing gas station use was not abandoned, allowing for its continued renovation and operation.

The Applicant has provided responses to comments raised by this office as well as other Village consultants and NYS DOT (see attached correspondence from NYS DOT submitted after the April 2021 meeting) as part of their December 1, 2021, submission.

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As part of the review comments from this office it was requested that a summary of any recommendations from the Village’s recently adopted Comprehensive Plan be provided. While the Applicant updated the relevant section of the EAF that addresses Planning and Zoning Actions, specific references to the recommendations was not provided. To assist in the review please see the following excerpt.

4. Former Gas Station (657 Saw Mill River Road)



Property Overview
Zoning: B1 General Business
Lot Size: 0.25 +/-
Building Size: N/A
Availability: Off Market/Private Ownership
Asking Price: N/A (Market Value: \$700,00 est.)

Description:

The property at 657 Saw Mill River Road is a premier location in the village near the intersection of Route 9A and Ashford Ave. Its high visibility to those entering the village from the West via Ashford Ave make the property a strategic “gateway” site. The property has long been a gas station and was in the process of being redeveloped into a new gas station when the project was stalled by environmental issues. The site’s prime location and underutilization from a “highest and best” perspective make a strategic site for redevelopment that will help the Village capitalize on identified economic and market opportunities.

It is noted that while the Comprehensive Plan identifies as a goal the redevelopment for “highest and best” use, this must be tempered by the rights of the property owner to redevelop the site consistent with the Village’s Zoning Board of Appeals decision that determined that the pre-existing gas stations use was not abandoned, allowing for its continued renovation and operation.

Based on the revised plans, the responses provided it and given the constrained nature of the site and the various separation requirements for the different uses it would be important to discuss with the Applicant how site management can be enhanced to help with the coordination of deliveries (fuel, supplies and garbage pickup). Given that the facility is proposed to be operated 24/7, can the Applicant provides some assurances that deliveries can be made when site activity and use is at its lowest?

Last, the Planning Board will need to discuss whether they have been provided sufficient information to prepare a review and recommendation back to the Village Board or whether as part of those deliberations the Planning Board would like to see additional information and/or the other remaining technical reports provided (stormwater management and environmental cleanup). It is noted that in the formal referral to the Planning Board, the Village Board did ask that the SWPPP be provided for review.

The other item that was raised one our initial review was whether the proposed improvements are located within Special Flood Hazard Zone associated with the adjacent Bramble Brook and if so there should prepare and submit the appropriate Floodplain Development Permit materials.



Department of Transportation

ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

LANCE MacMILLAN, P.E.
Regional Director

June 30, 2021

Mr. Marc Petrero
JMC Site Development Consultants
120 Bedford Road
Armonk, NY 10504

RE: SEQR 20-172 Gas station
657 Saw Mill River Road
NYS Route 9A
Village of Ardsley, Westchester County

Dear Mr. Petrero,

The New York Department of Transportation has reviewed the plans for the proposed gas station replacement along NYS Rte. 9A in the Village of Ardsley.

- Please review the turning movement diagram into the site at 45 degrees across Ridge road into the corner of the lot which could be unsafe and verify site lines.
- It is understood the northern access is required for delivery truck access, as you will not be able to consolidate entrances on Rte. 9A, please consider making the northern access exit only, as left turns in could cause issues in the intersection, and rights in is not necessary with two entrances available before this entrance.
- No issues found with trip generation analysis.
- Most substantial increase in delay was at the signalized intersection of Route 9A at Abbyman Square where the northbound lefts off Route 9A increased in delay by 11s during the AM and by 15s during the PM. Existing both AM and PM are LOS E but go to LOS F in the no build and build. Please consider updating the signal cabinet is updated with a modem and disconnect switch, and switching the detection at the signal from loop to video to help mitigate this loss of service.

Thank you for your interest in highway safety. Please feel free to contact me at anne.darelius@dot.ny.gov with any questions.

Sincerely,

Anne Darelius, PE
Permit Engineer, Westchester County
New York State Department of Transportation