

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: 7-Eleven/Gas Station and convenience Store
2873 Old Post Road, Cross River, NY 10618

DATE: April 4, 2019

The Conservation Advisory Council (CAC) reviewed the applicant's submission of a sketch plan for a 7-Eleven convenience store and a gas station.

The proposed location for this project is in Cross River where there is an existing gas station and a former gas station. The location is near a wetland and is up hill from Cross River and the reservoir.

The plan submitted did not show the wetland or the wetland buffer. The CAC would like to see a complete plan that delineates the buffer.

Given that there were two gas stations and at least one with issues, the CAC would like to see soil testing done at the proposed site.

Gas stations are notorious for leakage over time, either from the tanks or leakage from the customers allowing spillage. The CAC is concerned that those leaks will find their way into surrounding water and eventually Cross River.

The CAC would like the final plan to show their lighting schemes to minimize light pollution in the area and to neighbors.

There is a tendency for cars at convenience stores to sit in parking lots idling. This adds to air pollution in an already congested area. The CAC has concerns about any additional air pollution in the Cross River area. Although the application stated no additional traffic, the CAC feels that a traffic study should be considered for this project.