December 19, 2012

City of Yonkers
Planning and Development
87 Nepperhan Avenue
Yonkers, NY 10701

Re: Narrative for Proposed Automobile Service Station with Convenience Store
1051 Yonkers Avenue
Yonkers, NY 10704
Block: 6328, Lots: 49-54

To Whom It May Concern:

B&N Apex Corporation proposes to construct a 2,000 SF building with a 262 SF utility cellar at the subject property for use as an automobile service station and convenience store. The site is located at the northwest corner of Kimball Avenue and Yonkers Avenue and previously operated as an automobile service station, but it has remained closed without a tenant for years. The proposed hours of operation are from 6:00 AM until 12:00 AM and will provide gasoline fuel and standard offerings within a typical convenience store such as coffee, pre-packaged food, etc. Two underground storage tanks (UST’s) will be installed which will contain 20,000 gallons of regular grade gasoline and 4,000 gallons of premium gasoline. The UST’s will be connected to two multiple product dispensers (MPD’s) that will blend regular, mid, and high grade gasoline fuel to the public at four fueling positions. These MPD’s will be installed beneath an existing overhead canopy to shelter consumers from rain, wind, snow, etc. while fueling and entering the convenience store. In accordance with City of Yonkers Zoning Ordinance, ten parking stalls are proposed on-site which includes one ADA compliant handicap parking stall. The parking stalls will be surrounded by raised landscaped areas containing numerous plantings. In addition to the proposed on-site landscaping, two new street trees will be planted within the Yonkers Avenue sidewalk. Also, the two existing curb cuts on Kimball Avenue are proposed to be consolidated into a single 30’ wide curb cut to decrease the impervious areas by providing additional raised landscaped areas between the parking stalls and the Kimball Avenue right-of-way. The existing canopy and area light fixtures will be replaced with new LED light fixtures to reduce light pollution into the public right-of-way and focus the lights on-site safety. The proposed redevelopment of the property as a gasoline station filling station with convenience store is appropriate given its location on a main thoroughfare and will provide a significant benefit to the community by providing an attractive aesthetic improvement to a currently abandoned and desolate property as well as offering a safe/convenient place for the purchase of fuel and/or convenience/minor grocery related items.

Sincerely,

Chris Tartaglia, PE