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Via Email and Overnight Delivery

October 1, 2026

Town of Deerpark Planning Board
PO Box 621
Huguenot, NY 12746

Attention: Robert Vicaretti, Chairman

**Re: Response to Comments
 Proposed 7-Eleven
 26 Route 6
 Town of Deerpark, New York**

Dear Mr. Vicaretti,

On behalf of our client, Lasalle Road Companies, LLC, we are pleased to submit this response to comments summary to the Town of Deerpark for the above referenced project. This summary is in response to the various comments received in the September 22nd, 2026 letter from Fusco Engineering & Land Surveying, DPC, as noted below with our responses in italics. Please find the following items in support of our application:

- A. Ten (10) copies of the Environmental Assessment Narrative, dated September 10, 2026, consisting of 221 pages.
- B. Ten (10) copies (24" x 36") of revised Site Development Plan, dated September 11, 2026, prepared by Bohler and consisting of seventeen (17) sheets.
- C. Flash Drive with PDF of all submitted materials

Responses to the review comments are provided below in *italics*:

Comment 6.1: NYSDOT approval is required for the driveway entrances onto NYS Route 6.

Response 6.1: The applicant acknowledges that NYSDOT review, and approval will be required for the proposed driveway access to NYS Route 6. The access design and supporting materials will be coordinated with NYSDOT, and any required highway work permit application materials will be submitted through the appropriate NYSDOT process.

Comment 6.2: Comment remains. Provide documentation of NYSDOT approval for the proposed driveway entrances onto NYS Route 6 when available.

Response 6.2: The enclosed July 8, 2026 response letter prepared by Lansing Engineering documents the current NYSDOT Stage 1 comment responses for the project access and related traffic review items. That correspondence indicates that the updated Traffic Impact Evaluation has been revised to address NYSDOT comments, including the proposed driveway configuration, sight distance evaluation, traffic operations, and recommended mitigation measures associated with the Route 6/1-84 westbound ramp intersection. The Applicant will continue to coordinate with NYSDOT through the highway work permit process, and any final NYSDOT comments or permit conditions will be incorporated into the plans and provided to the Town when available.

New Comment 6.3: We acknowledge that the Applicant is continuing to coordinate with NYSDOT regarding the proposed driveway entrances and associated improvements along NYS

Route 6. Provide documentation of final NYSDOT approval and/or the Highway Work Permit when available.

Response: *Documentation of final NYSDOT approval and/or the Highway Work Permit will be provided when available.*

Comment 13: Revise the plans, SWPPP, and EAF documents to provide a consistent limit of disturbance. The Grading and Drainage Plan identifies approximately 283,870 SF (6.52 acres) of disturbance, while the SWPPP identifies approximately 7.6 acres of disturbance.

Response 13: The plans, SWPPP, and EAF documents have been revised to provide a consistent limit of disturbance.

New Comment 13.2: Previous Comment 13 remains outstanding. The Site Plans identify the approximate limit of disturbance as 283,870 SF (6.52 acres) while the EAF identifies approximately 7 acres of disturbance. Revise the applicable documents to provide a consistent limit of disturbance.

Response: *The EAF has been revised to note 6.5 acres of disturbance.*

Comment 19: Revise the plans and EAF to provide a consistent proposed building area. The EAF identifies the convenience store as approximately 4,816 SF, while the Site Plan utilizes 4,850 SF in the parking calculation.

New Comment 19.2: Previous Comment 19 remains outstanding. The EAF Narrative identifies the proposed building as 4,816 sf while the Full EAF identifies the proposed building as 4,852 sf. Revise the EAF to provide a consistent proposed building area.

Response: *The Full EAF has been revised to note the proposed building as 4,816 sf.*

Comment 25: On Sheet C-201, please clarify the paragraph located near the middle of the sheet beginning with "Existing Structures." It is unclear what the associated arrows are pointing to. Revise the plan so the note and arrows clearly identify the applicable structures or site features.

New Comment 25.2: On Sheet C-201, revise the leader arrows associated with the note beginning "Contractor to remove any associated improvements/deleterious materials and/or debris" to clearly identify the specific features to which they refer.

Response: *The note has been removed from the plan and added as a general note.*

Comment 28: On all plan sheets, provide the appropriate professional stamp and signature.

New Comment 28.2: The applicable plan sheets do not appear to include the required professional stamp and signature. Provide the appropriate professional stamp and signature on all applicable plan sheets.

Response: *The submitted plan set includes professional stamp and signature.*

Comment 31: Provide details and specifications for the proper abandonment/decommissioning of the existing well in accordance with applicable Department of Health requirements.

New Comment 31.2: Previous Comment 31 remains outstanding. Provide details and specifications for the proper abandonment/decommissioning of the existing well in accordance with applicable Department of Health requirements.

Response: *Notes from the New York State Department of Health Individual Water Supply Wells – Fact Sheet #4 Decommissioning of Abandoned Wells have been added to sheet C-201.*

Comment 37: Provide the required Public Water Supply application and supporting information/documentation for review by the Department of Health.

New Comment 37.2: We acknowledge that the Applicant intends to submit the Public Water Supply application following Site Plan Approval. Provide copies of the applicable application materials and Department of Health approval to the Town when available.

Response: *Applicable application materials and Department of Health approval will be submitted to the Town when completed. The applicant expects to undertake the installation, testing and permitting of well once a conditional site plan approval has been secured.*

Comment 38: On the applicable lighting plan sheet, revise the proposed site lighting as necessary to minimize light spillage onto Route 6 and adjacent properties.

New Comment 38.2: Previous Comment 38 remains outstanding. The photometric plan identifies a maximum illumination of 1.3 foot-candles at the property line, which exceeds the maximum illumination permitted by §230-19F of the Town Code. Revise the proposed lighting to comply with the applicable property-line illumination requirements and minimize light spillage onto Route 6 and adjacent properties. Additionally, revise the EAF Narrative, which states that no light spill will occur off-site at the property line, to be consistent with the revised photometric plan.

Response: *The photometric plan has been revised to lower light levels along the property line to 0.2 fc or lower.*

New Comment 42: On Sheet C-904, revise the Well Detail to replace the reference to Franklin County Department of Health with the applicable Orange County health authority.

Response: The Well Detail on Sheet C-904 has been revised to note Orange County Department of Health.

Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

**BOHLER PLANNING, LANDSCAPE ARCHITECTURE,
ENGINEERING AND SURVEYING NY, PLLC**



Steven Wilson, LEED AP
Senior Project Manager