
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

January 11, 2016

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

1. **BREWSTER FORD, 1024 Route 22** – Continued Public Hearing to Review Application for Site Plan Amendment

REGULAR SESSION:

1. **DURANTE RENTALS, 11 Fields Lane** – Review of Application for Site Plan Amendment, Conditional Use Permit and Wetland Permit
2. **DISCUSSION OF DEPARTMENT OF ENVIRONMENTAL CONSERVATION QUESTIONS ABOUT LEAD AGENCY FOR BARRETT HILL APPLICATION**

Approve Meeting Minutes from December 14, 2015

January 11, 2016

VAD

Agenda Subject to Change

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Brewster Ford Building Addition **S/B/L:** 68.5-2-32 **Zone:** NB

Description: Building Addition to a Previous Existing Non-Conforming Use

Engineer: Insite Engineering, Surveying & Landscape Architecture, P.C.

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: Unlisted

- Intent to Declare Lead Agency Date: 9/28/15
- Declare Lead Agency Date: 11/9/2015
- EAF Submitted Date:
- Determination of Significance by Board Date(s):

MAJOR PROJECT: Major

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

- | | | |
|-------------------------------------|-------------------------------------|-----------------------------------|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town Board (Special Permit & ARB) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town of Southeast ARB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetland Permit |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic Sites Commission |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town Highway Department |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | MS4 Permit |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | County Planning Department (GML) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | County Highway Department |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | County Health Department |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NYSDEC |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NYCDEP |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NYSDOT |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Army Corps of Engineers |

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: The Applicant requests a waiver for the following sections of the Southeast Zoning Code:

§ 138-41.E.(2)(b) requiring significant features...within a distance of 200 feet of all property lines thereof. **A partial waiver of this section is requested for locating existing features within 200 feet of the subject property.**

Numerous area variances from ZBA

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
9/28/15	Declared Intent to Serve as Lead Agency
11/9/15	Classify as Minor Project, Declared Lead Agency, Set Public Hearing
12/15/15	Opened Public Hearing; Continued Hearing to 1/11/16

RECOMMENDED ACTION FOR MEETING:

1. Continue Public Hearing
- If Applicant can satisfactorily answer question regarding septic system, the Board may,*
2. Consider adopting Negative Declaration
3. Refer Applicant to ZBA, ARB, and Town Board.



Jacobson

January 8, 2016

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Brewster Ford
1024 Route 22
Amended Site Plan
Continued Review
NLJ #0001-0699

Dear Mr. LaPerch:

This letter will supplement our recent review letters for the subject project and specifically deals with concerns identified during recent site visits and an evaluation of the proposed site improvements relative to the existing approved plan. In this regard, our records indicate the most recent Planning Board final site plan approval for this site is dated April 27, 1998 and references a Revised Parking Site Plan (approved plan) dated December 8, 1997 and revised March 19, 1998 by P.W. Scott, Engineers & Architect. P.C.

We have the following comments:

1. The approved plan maintains the 10' side parking setback along the northerly and westerly boundaries. The current site conditions and proposed plan extend parking up to the property line and indicate that the setback is 0'. It appears that the encroachment into the parking setback on the westerly side (abutting L & R Property Management) can be easily eliminated. It appears that the encroachment into the northerly setback will require a variance if it is to be maintained.
2. The approved site plan indicates that open Space is 23% of the lot area. The proposed plan indicates that open space is 25% lot area and therefore pre-existing, non-conforming. However a cursory review of the two plans seems to indicate that the proposed plan has additional paved areas. The Applicant's engineer should make a comparison between the two plans to verify that the proposal is not reducing open space from the approved plan. Also, we note that the January 4, 2016 letter from Insite Engineering indicates that coverage provided (buildings, structures, paving and outside storage) is 45%. This is not consistent with the proposed open space area indicated on the plan.
3. The approved plan includes parking calculations showing 41 spaces are required and provided and designates 23 spaces for retail, 8 spaces for office (including parts area) and 10 spaces for motor vehicle repair. The plan then allows for 95 vehicle inventory spaces. 10 additional



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Brewster Ford
Amended Site Plan
Continued Review
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employee spaces are noted to be off-site. The proposed plan proposes 8 spaces for customer parking, 4 spaces for employee parking and 35 spaces for motor vehicle repair parking. The proposed plan allows for 116 vehicle storage spaces and indicates that additional employee parking will be off-site. The increase in motor vehicle repair parking spaces requires a variance. Since the vehicle storage spaces are classified as outdoor storage and not parking, and for clarity, we suggest that they are removed from the parking calculations.

4. Note 6 on the proposed plan under Special Permit Conditions indicates that employee parking shall be designated and provided on-site. However, Note 6 on the plan under General Notes indicates that employees park off-site and are shuttled on-site daily. As noted above, the approved plan allowed for 10 employee spaces off-site.

Based on our recent site visits, we have the following comments:

1. The proposed plan maintains a clear access drive aisle within the various parking areas. However, during each of our recent site visits we have noted that the rear access isle between the upper and lower lots has been completely blocked with parked vehicles. In this regard, we question what measures will be in place to delineate and to maintain vehicle storage within the designated areas.
2. There is an existing corrugated metal pipe which discharges on the northerly portion of the site (near Route 6) and is causing an icing condition on the access drive to the adjacent commercial property. As part of the site improvements, this outflow should be directed to the nearby drainage inlet within the NYSDOT right of way.
3. We remain concerned about the exposed northerly facing slope on which recent site excavation encountered the septic system for an adjacent property, as seepage from the slope is still evident. We understand this this is being addressed with the Putnam County Health Department.

Based on our understanding of the current application, at a minimum the following variances will be required:

1. Outdoor storage; 5% of lot area permitted, 24% proposed (*§138-46(L)(2)*).
2. Motor vehicle repair parking spaces; 10 permitted, 35 proposed (*§138-67(A)*).
3. Maximum building coverage; 15% allowed, 16% proposed (*§138 Attachment 5 Commercial Zoning Schedule*).



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Brewster Ford
Amended Site Plan
Continued Review
NLJ #0001-0699

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4. Side parking setback; minimum 10' permitted, 0' proposed (*§138 Attachment 5 Commercial Zoning Schedule*).

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Thomas H. Fenton, P.E.

THF:thf

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.
M. Bruen
M. Stancati
P. Feroe
A. Ley
Insite Engineering



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fax: 914 949-7559
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Memorandum

To: Town of Southeast Planning Board
From: Peter Feroe, AICP
Date: January 6, 2016
Re: Brewster Ford Building Addition
cc: John M. Watson, PE, Insite Engineering

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

1. Letter to Chairman LaPerch and members of the Planning Board, prepared by John M. Watson, P.E., dated 1/6/16
2. Statement of Use, last updated 12/30/15
3. Lighting Plan Narrative, dated 12/30/2015
4. Lighting Plan (LP-1), last updated 12/30/2015, prepared by Insite Engineering
5. Layout and Landscape Plan (ASP-1), last updated 12/30/2015, prepared by Insite Engineering
6. Truck Maneuvering Plan (TM-1), prepared by Insite Engineering, last updated 12/30/2015
7. Photo Renderings, undated.

PROJECT DESCRIPTION

The applicant proposes to construct several additions onto the existing Brewster Ford Building located at 1024 Route 22 in Brewster NY (Tax ID 68.5-2-32) in the NB district (formerly NB-1). The property is currently improved with a Ford motor vehicle dealership with an existing 1 and 2 story stucco building and parking storage areas on the 1.79 acre site. The existing building and parking are pre-existing non-conforming. The existing building encroaches on the front and side yard setbacks. The existing parking area utilizes a portion of the DOT ROW along NYS Route 22 for the storage of vehicles. As such, the existing front and side parking setbacks are pre-existing non-conforming. In addition, the total lot coverage is pre-existing non-conforming as it exceeds the maximum coverage permitted in the NB district.

The proposed additions consist of a 1,106 square foot 2 story addition facing NYS Route 22, a 796 square foot 2-bay service addition on the northwest side of the existing building, and a 602 square foot storage addition on the southwest side of the existing building. The applicant also proposes to remove the existing building entrance along NYS Route 22 and to construct new entrance pillars. The existing building façade would also be updated. Minor changes to the parking area, including the legalization of site work already initiated, is also proposed.

A Motor Vehicle Dealership is a Special Permit Use in the NB Zoning District. As such, the Proposed Project will require Planning Board Amended Site Plan and Town Board Special Permit Approvals. In addition, a portion of the existing parking storage area is located within the NYSDOT ROW and permits from the Town Highway Department and NYSDOT will be required. Several variances, including, but not limited to, building coverage and maximum outside storage requirements, will also be required.

GENERAL COMMENTS

The Applicant's submission addressed most outstanding comments. Comments remaining are indicated below.

1. The Applicant should note the hours of operation being proposed.
2. As requested by the NYCDEP, the Applicant should confirm whether the Project will create additional flows to the existing septic system. If so, the Applicant should provide an analysis of the capacity of their existing septic system to meet any additional demands.
3. With regard to delineating the western most boundary of the eastern (front) storage area, please clarify if the western (rear) boundary will be delineated, in addition to the lines between spaces.
4. Considering the complexity of the movements required, and the small clearance afforded, to service the proposed dumpster location, additional locations that would be easier to service should be considered. Potential locations include: Near the northwest corner of the proposed service bay addition; or, to the west of the western-most vehicle repair parking space located along the median.
5. The Applicant stated that they will add a row of landscaping in front of the southern curb cut that they proposed to close, which will be similar in nature to the landscaping to the north and south. However, the additional plantings do not appear to have been added to the drawings.
6. The Applicant has proposed a single row of groundcover and shrubs along Route 22. These shrubs will remain low, with the tallest among them likely not reaching higher than 4'. The Applicant has stated that installing additional landscaping (ie, more than one row), would require them to lease additional land from NYSDOT.
7. The Applicant submitted a Lighting Plan as required by the Town's new lighting regulations.
 - a. Offsite lighting values should be shown for areas in which there would be light trespass. For example, the lighting values should extend into the Route 22 ROW on the east so the Board can evaluate the amount of trespass onto the ROW and the roadway. The same is true for trespass to the north.
 - b. With regard to the northwestern most light, which appears to create light trespass on the northerly neighbor, are there any other locations on the site that may be appropriate to place this fixture that would achieve the same result but reduce the amount of trespass? Also, is this a location of a current fixture?
 - c. Please clarify what lights will be placed on motion sensors and what lights will be left on (and/or dimmed) when the facility is not in service.
 - d. The lighting values in exceedance of the 5.0 FC requirement, which occur around the main entrance to the building, may be considered 'hot spots', as they are almost directly beneath the fixture and do not appear to extend more than 10 feet from the source. Therefore, a variance for the maximum FC on the site may not be necessary from the ZBA.
8. The Applicant should provide a single and complete list of all variances being sought for the Project.

RECOMMENDED ACTIONS

AKRF, Inc. recommends that the Planning Board, at its January 11, 2016 meeting, continue the public hearing. The Board may consider adopting a Negative Declaration, and refer the Applicant to the ZBA and ARB, and Town Board.



January 7, 2016

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Brewster Ford
1024 Route 22
Amended Site Plan
NLJ #0001-0980

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through January 6, 2016:

- Item 1: Letter to Town of Southeast Planning Board from John M. Watson, P.E., dated January 4, 2016.
- Item 2: Statement of Use, dated August 3, 2015, revised December 30, 2015.
- Item 3: Lighting Narrative dated December 30, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Item 4: Drawing entitled "Brewster Ford Building Addition, Proposed Renderings", prepared by Insite Engineering, Surveying & Landscape Architecture.
- Item 5: Drawing entitled "Brewster Ford Building Addition Amended Site Plan, Layout and Landscape Plan, 1024 NYS Route 22, Town of Southeast, Putnam County, New York", Scale: 1"= 30', dated 10-19-15, last revised 12-30-15, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Item 6: Drawing entitled "Truck Maneuvering Plan, Brewster Ford, 1024 NYS Route 22, Town of Southeast, Putnam County, New York", Scale: 1"= 50', dated 11-25-15, last revised 12-30-15, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Item 7: Drawing entitled "Brewster Ford Building Addition Amended Site Plan, Lighting Plan, 1024 NYS Route 22, Town of Southeast, Putnam County, New York", Scale: 1"= 30', dated 10-19-15, last revised 12-30-15, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Brewster Ford
Amended Site Plan
NLJ #0001-0980

January 7, 2016

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The submitted information has acknowledged the comments noted in our December 11, 2015 engineering review letter.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.
M. Bruen
M. Stancati
P. Feroe
Insite

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Durante Rentals

S/B/L: 78.-2-72

Zone: OP-1 & R-160

Description: The Applicant proposes to occupy an existing 2-story frame building, formerly used as a woodworking shop by the lot's owner. The Applicant proposes to use the building for his construction equipment sales and rental business. In addition, the Applicant proposes to utilize a portion of the lot as outside storage for the same purpose. The Applicant is permitted to occupy 25% of the lot area as outside storage, subject to a conditional use permit by the Planning Board.

Arch: Robert Dallesandro

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: Type II §617.5(c)(7)

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

Date:
Date:
Date:
Date(s):

MAJOR/MINOR PROJECT:

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions

RECOMMENDED ACTION FOR MEETING:

1. Declare the Application a Type II action pursuant to SEQRA [§617.5(c)(7)].
2. Declare the Project a Town of Southeast Minor Project.
3. Set or Waive the Public Hearing.

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
SEQRA CLASSIFICATION**

INTRODUCED BY:

LaPerch

DATE: January 11, 2016

SECONDED BY:

Hecht

WHEREAS, an application is being made by **DURANTE RENTALS** for an Amended Site Plan, Conditional Use Permit and Wetland Permit to occupy an existing 2-story frame building for a construction equipment sales and rental business and utilize a portion of the lot as outside storage for the same purpose, where 25% of the lot area is permitted to be used as outside storage subject to a Conditional Use Permit from the Planning Board, on a property located at 11 Fields Lane, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 78.-2-72, and is located in the OP-1 and R-160 Zoning Districts; and

WHEREAS, the Planning Board has reviewed the following documents in support of this classification:

1. Full Environmental Assessment Form (EAF), prepared by Robert Dallesandro, R.A., dated 12/19/15
2. Aerial Site Map, prepared by Google, dated 5/28/15
3. Soil Map, Putnam County, dated 2/4/15
4. Department of Environmental Conservation Resource Map, dated 12/4/15
5. SP100, Concept Site Plan, prepared by Robert Dallesandro, R.A., dated 10/20/15; last revised 12/6/15

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short EAF, and pursuant to §617.5(c)(7), finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

yes

P. Wissel, Boardmember

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

P. Jonke, Boardmember

yes

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**Town of Southeast
Planning Board
One Main Street
Brewster, NY 10509**

January 12, 2016

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: Durante Rentals
11 Fields Lane
Tax Map ID 78.-2-72

At the regular meeting of the Town of Southeast Planning Board on January 11, 2016, a motion was made to refer the above referenced Minor Project to your Board for review and recommendation to the Planning Board. The Planning Board classified this as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) process on 1/11/16. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,

Handwritten signature of Thomas LaPerch in blue ink.

Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Attorney
Town Clerk
Richard O'Rourke, Keane & Beane



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

MEMORANDUM

To: Thomas LaPerch, Chairman
Town of Southeast Planning Board
Members of the Planning Board

From: Stephen W. Coleman

Date: January 7, 2016

Re: **Durante Rentals, 11 Fields Lane - Wetlands Review**

I have completed a preliminary review of the proposed site plan for the Durante Rentals project located at 11 Fields Lane. I have the following comments:

1. It is unclear from the plans, the origin of the wetland delineation. The wetlands boundary needs to be current and flagged by a qualified wetland consultant. The wetlands delineation should be performed as per criteria outlined in Chapter 78 of the Town Code. A wetlands delineation report should be submitted for further review.
2. The updated wetland delineation should include the wetlands area along the northern boundary and also the adjacent pond on the western side. The pond shows an inlet, which may be a watercourse that feeds the pond. It is unclear where the inlet comes from and whether it is a watercourse that travels from the subject parcel.
3. The respective wetlands buffer limit lines should be shown based upon recent wetland flagging and include both wetland areas. The respective wetland flag numbers should also be shown on the proposed site plan.
4. The wetlands boundary will need to be field confirmed for consistency and compliance with Chapter 78.
5. Based upon proposed site plan, it appears that disturbance to regulated wetland areas is minimal and restricted to the existing Farm Road. The applicant should indicate whether any improvements will occur to the Farm Road and any other proposed activities in close proximity to the wetland buffer limit line, this would include the buffer from the adjacent pond.
6. This application, pending field confirmation of updated wetland boundary for both areas, should be able to be treated as a Minor Wetland Permit. If no new improvements are planned, a wetlands permit may not be required.

The applicant should notify me when the wetlands have been re-flagged so that I can complete a field verification of the respective boundaries, and also when they have addressed the above comments, including updated survey that depicts wetland boundary and respective wetland buffer limit lines.



January 7, 2016

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Durante Rentals
11 Fields Lane
Site Plan Review
NLJ #0001-0984

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through December 24, 2015:

- Item 1: Drawing entitled "Durate Rentals, 11 Fields Lane, Brewster, New York", dated 10-20-15, scales as noted, prepared by Rob Dallesandro, R.A.
- Item 2: Town of Southeast Application for Site Plan Approval dated 12/19/15, accompanied by Short Environmental Assessment Form.

The subject application proposes to utilize the existing site for an equipment rental business which will include designated outside storage for construction rental equipment. The site is located in the OP-1 zoning district.

We have the following comments:

1. The Site Plan should include a table of bulk requirements for the OP-1 zoning district.
2. The Site Plan should propose a physical barrier of some type to delineate the proposed outside storage area.
3. To avoid confusion, the Site Plan should specifically call out the proposed "New Equipment Area" as outside storage.

Should you have any questions, please do not hesitate to contact me.



Jacobson

Mr. Thomas LaPerch, Chairman

RE: Durante Rentals
11 Fields Lane
Site Plan review
NLJ #0001-0984

January 7, 2016

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Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
P. Feroe
R. Dallesandro



Environmental, Planning, and Engineering Consultants

34 South Broadway
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White Plains, NY 10601
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Memorandum

To: Town of Southeast Planning Board
From: Peter Feroe, AICP
Date: January 4, 2016
Re: Durante Rentals
cc: Robert Dallesandro

AKRF has reviewed the following in conjunction with the above referenced application:

1. Application for Site Plan Approval, dated 12/19/15
2. Full EAF Part 1, dated 12/19/15
3. NYSDEC Environmental Resource Mapper print out, dated 12/4/2015
4. Undated NWI Wetland Map
5. NRCS Soil Map dated 12/4/2015 (note, this is for the portion of the property not being developed.)
6. Concept Site Plan (SP100), prepared by Rob Dallesandro R.A., dated 12/20/2015

PROJECT DESCRIPTION

The Applicant proposes to occupy an existing 2-story frame building, formerly used as a woodworking shop by the lot's owner. The Applicant proposes to use the building for his construction equipment sales and rental business. In addition, the Applicant proposes to utilize a portion of the lot as outside storage for the same purpose. The lot is split between the R-160 and OP-1 zoning districts. The Applicant is permitted to occupy 25% of the commercially zoned portion of the lot as outside storage, subject to a conditional use permit by the Planning Board.

COMMENTS

1. Please provide a Statement of Use per §138-41(E)(2)(c)[1]. The statement of use should clarify what physical changes are proposed to the site, the location of the primary means on ingress and egress, and provide the area of outside storage being requested.

2. The Site Plan seems to indicate that no new structures are being proposed, but the EAF seems to indicate that a new structure is being proposed. Please clarify.
3. The ability of the existing water and septic systems to serve the proposed demand need to be evaluated.
4. If not previously provided, please provide the list of adjacent and proximate property owners per §138-41(E)(1)(b).
5. The site plan should include the information required in §138-41(E)(2)(c)[2], including topography, areas of trees and meadows, etc. The Applicant may request that the Planning Board waive certain required elements of the site plan if it believes that those elements are not necessary for the Board's review. Please list which items the Applicant is seeking waivers for. In addition, the following information regarding the site plan should be addressed.
 - a. On what is the Wetland Boundary based? What map is being referenced?
 - b. Please include the Section, Block, and Lot on the Application and drawings.
 - c. What information was used to determine the boundary between the OP-1 and R-60 zoning districts?
 - d. Please provide a table showing compliance with the off-site parking requirements, the outside storage requirements, and lot and building coverage requirements. Note, for purposes of lot and building coverage, the entire tax lot should be used as the base and all improvements thereon should be included. For purposes of calculating outside storage, only the commercially zoned portion of the tax lot should be considered.
6. How will the areas of outside storage be delineated (ie, what will stop encroachment of those areas into the remainder of the site)?
7. What landscaping exists and/or is proposed to screen the outside storage areas from neighboring property owners and the public right of way? If landscaping is being proposed, a landscaping plan must be submitted to the Planning Board.
8. An outdoor lighting plan, in accordance with §138-98, as revised on 8/20/2015, should be submitted.

RECOMMENDED ACTIONS

At its January 11, 2016 meeting, AKRF recommends that the Planning Board take the following actions:

1. Declare the Application a Type II action pursuant to SEQRA [§617.5(c)(7)].
2. Declare the project a Town of Southeast Minor Project.
3. Set or Waive the Public Hearing.