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February 21, 2018

Town of Southeast Planning Board
1 Main Street
Brewster, NY 10509

Re: Cushman & Wakefield, Inc. A/A/F/ CSFB 2007-C4 Lakeview Shopping Center, LLC
Lakeview Shopping Plaza – Retaining Wall Replacement
Amended Application Summary
Tax Map Section 46.00, Block 1, Parcel 1
1505-1515 Route 22
Brewster, NY 10509

Dear Members of the Planning Board,

The referenced project was originally discussed at your meeting of August 14, 2017. Since then in an effort to address safety concerns and to prevent potential property damage and personal injury, the owner sought quotes from contractors for the immediate need of wall replacement. During these discussions and subsequent design review, it was determined the most effective way to move forward with a safe durable wall reconstruction would be with the construction of a second retaining wall with geogrid reinforcement that would leave most of the existing wall intact and avoid significant impact disturbance close to the wall. The new wall is shown on the revised plans. As with the previous application, the retaining wall improvements will result in a reduction of parking spaces, however the center will continue to have substantially more parking than is required under the Town Code. The amended site plan also includes a landscaping plan as requested by the Board to address landscaping concerns.

The proposed wall replacement will result in approximately 1.75 acres of land disturbance. Approximately 0.37 acres of impervious surface will be removed and the overall drainage pattern will not change. Pursuant to the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, Appendix B, Table 1, slope stabilization projects that involve soil disturbances of one (1) or more acres of land require the preparation of a SWPPP with erosion and sediment controls which has also been included in the materials submitted.

In accordance with the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR Part 617.5 (C)(2). you classified this as a Type 2 action at your August 14, 2017 meeting as a "replacement, rehabilitation or reconstruction of a structure, in kind, on the same site..." and not subject to further SEQRA review. We believe the revisions of the design do not change this classification.

It is respectfully requested this matter be listed on your agenda for further board review.

CORPORATE HEADQUARTERS

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Very truly yours,

H2M architects + engineers

A handwritten signature in black ink that reads "Dennis G. Lindsay".

Dennis G. Lindsay, P.E.
Village Engineer

Enclosures

cc: Victoria Desidero, Planning Board Secretary
Tom Fenton, Nathan L. Jacobson Associates, Town Engineer
Ashley Ley, AKRF, Inc., Town Planner
Stephen Coleman, Wetland Inspector
Stephen Swayne, Cushman & Wakefield
John Ricci, Cushman & Wakefield
Alan Levine, Cushman & Wakefield