

February 4, 2019

Town of Southeast
Planning Board
1 Main St
Brewster, NY 10509-1416

ATTN: Mr. Thomas LaPerch, Chairman

RE: Alfacor, LLC
291 Deans Corner Road
Site Plan Application

Dear Members of the Board:

On behalf of our client, please find enclosed the following in support of Site Plan Approval:

- 1 set – Project Plans (7 sheets), last revised February 4, 2019
- 1 copy – Revised Full Environmental Assessment Form (Part I)
- 1 copy – Project CD (Compact disc containing all submitted items)

Since the project was last before the Planning Board, our office has worked with the owner to reduce the overall scope of the project. Proposed Building #3 which was previously situated on the east side of the site has been eliminated from the plan and Building #2 has been significantly reduced in size. As a result of the plan changes, the proposed area of disturbance has been reduced to 9.65 Acres and the gross floor area of the remaining two buildings totals 99,900 square feet. The Long Form EAF for the project has been updated to reflect the plan changes and has been provided herewith.

The revised plan has several benefits. The access drive and proposed parking areas associated with Building #3 have also been removed and overall proposed impervious surfaces have been greatly reduced. The elimination of the access drive to Building #3 also eliminates all proposed disturbance to the onsite wetland buffer area. The impact on the surrounding properties has also been reduced. The previous plan included significant earthwork operations for the Building #3 site adjacent to the neighboring single family residence. The project will not have a visual impact at the Deans Corner Road and Turk Hill Road intersection. The proposed development is now grouped behind the existing commercial sites located on Fields Lane which contain buildings of similar size and character. The estimated traffic generation created by the site has also been reduced and the "Trip Generation Analysis" table provided on the Site Plan has been updated to reflect the changes.

Preliminary soil testing for the proposed septic system and stormwater treatment systems has been completed for the site. Please note, the proposed sewage disposal area has been relocated to the western side of the site and the stormwater management systems have been revised based on the soil testing and the current site layout. A fully revised Stormwater Pollution Prevention Plan (SWPPP) will be provided with our next submission to the Planning Board. Our office is currently preparing initial project submissions to the Putnam County Department of Health and the New York City Department of Environmental Protection for review of the proposed sewage disposal system, water supply, and stormwater management system.

We respectfully request the project be placed on your next available meeting agenda for consideration. Please feel free to contact our office if you have any questions or concerns.

Site Design ♦ Environmental

Very truly yours,



Nicholas Gaboury, P.E.

NG/mme

Enclosures

cc: Planning Board Members (w/encl)
T. Fenton, P.E. (w/encl)
S. Coleman; PWS (w/encl)
A. Ley (w/encl)
R. Alfredo