

**Alka Realty Inc.
25 Fields Lane
Brewster, NY**

STATEMENT OF USE

DATE: January 17, 2019

PROJECT: 25 Fields Lane
Site Expansion

OWNER: Alka Realty Inc
10 Knoll Ridge Ct
Brewster, NY 10509

PROPERTY DESCRIPTION:

The subject property is located at 25 Fields Lane in the Town of Southeast. The project is composed of:

Parcel One: Identified as Section, Block, Lot 72.-2-73 and consists of approximately 18.5 acres in the OP-1 Zone. Parcel One contains the two business tenants: Hickory Homes and Realty, Inc. (Tenant #1) and Carriere Materials, Inc (Tenant #2)

Parcel Two: Adjacent to Parcel One, identified as Section, Block, Lot 78.-2-71 and consists of approximately 19.34 acres in the R-60 Zone. **Parcel Two is owned by Alka Realty, Inc but is not included in this submission.**

PERMITTED USE:

The subject property is located in the OP-1 Zone on Lot 73.

The permitted uses for the OP-1 Zone include General Business; Accessory Uses include Outside Storage, Retail and Warehouse. (§ 138 - Attachment 5 *Commercial Zoning Schedule*)

EXISTING USE:

Existing development of the site includes a 7,500 square foot light manufacturing building which is shared by two tenants. The driveway and gravel parking area around the building will remain the same. (Refer to site plan approval of 1997. A Special Permit was granted for light manufacturing). The outdoor areas are allocated to the two tenants as follows:

Hickory Homes and Realty, Inc. (Tenant #1)

A process area of 9,500 sf and 13,000 sf of temporary process mulch storage.

Wood Processing

The existing wood processing tenant is Hickory Homes & Properties, Inc. (HH&P). Their space consists of the existing timber process facility. This includes a portion of the existing building (3 garage bays and an upstairs office) and 9,500 sf outdoor area for mulch storage and additional area for processing with a grinder. This is a continuation of the special permit use of timber and wood mulch processing.

The business employs 2 yard employees and 1 office employee. On site machinery consists of 1 front end loader, 1 soil screener, 1 grinder, and trucks for delivery of materials.

The anticipated hours of operation are Monday to Saturday from 7:00 am to 5:00 pm.

Carriere Materials, Inc. (Tenant #2)

A soil storage area of 34,500 SF, and a process area of 1,200 sf.

Soil Processing

Carriere Materials LLC, is an organic processing and recycling company. This company currently uses the fenced in outdoor storage area of 34,500 sf for the storage and production of screened sand, soil, clay, and peat moss materials mixtures. They also have an office in the existing building and one garage bay used for vehicle maintenance. The storage of these materials is in block bins within the fenced area. Materials are sold, handled and transported exclusively using business trucks. Facility is not open to the public and there is no pick-up of materials on site.

The business employs 2 yard employees and 1 office employee. On site machinery consists of 2 front end loaders, 1 soil screener and trucks for delivery of materials.

The anticipated hours of operation are Monday to Saturday from 7:00 am to 5:00 pm.

PROPOSED USE-PHASE I:

The project consists of Phase I: Expansion of Existing Uses. Each phase is depicted on the overall Site Plan SY1 for the property.

Hickory Homes and Realty, Inc.

Wood Processing Expansion: New: 56,700 sf Total

Relocation of the wood processing area and mulch machine to the western side of the site. It will include 37,700 sf of wood processing and 19,000 sf ± wood mulch storage. This area was disturbed from activities by Brewster Transit prior to 1993.

Note: Specific demarcation of storage or mulch areas is not defined on the site. Operating hours will remain the same. Included in this area is wood mulch and soil storage.

Carriere Materials, Inc.

Soil Processing Expansion: Additional 26,100 sf expansion added to 10,700 sf Existing

This site would consist of outdoor miscellaneous storage area of packaged materials to south of the fenced area, measuring 4,800 sf, 28,000 sf of storage and a 4,000 sf process area. Outdoor storage of soils remain within the fenced area measuring 34,500 SF. Operating hours will remain the same.

Refer to Site Plan SY1A for areas described.

PROPOSED USE-PHASE II:

Hickory Homes and Realty, Inc.: Additional 108,900 sf

The south area of the site will be developed once Phase I is in place. The intent is to remove the trees in that area, process the wood, and remove and grind the stumps. The topsoil will be removed and taken off site. The area will be used as 108,900 sf of storage area for the wood processing company.

Refer to Site Plan SY1B for areas described. Included in this area is wood mulch and soil storage.

OUTDOOR STORAGE

A variance was granted for timber storage of 40,000 sf as noted on the site plan. Since this time Section 138-46L has been adopted which permits outdoor storage for up to 25% of the lot area for light manufacturing uses - wood processing and soil processing. This would supersede the variance granted with limitations of wood pile height.

The permitted outdoor storage for the 18.5 acre lot is 201,465 sf. The proposed outdoor storage for Phases I & II is 195,200 sf or 24.2% of the site area. Please note: the process areas are not considered outdoor storage.

ZONING COMPLIANCE

A tabulation of the Town of Southeast Zoning Regulations, (1992), OP-1 Zone, pertaining to the proposed project is provided at the conclusion of the Statement of Use. This table indicates that the proposed project is in compliance with all the Area Conditions of the Zoning Regulations. With no additional impervious cover with this proposed expansion, there is no change in lot coverage or building coverage. The processing and storage areas are pervious, including the basins and proposed swales required for stormwater management.

Parking

The uses referenced above, according to the latest revision of the zoning laws, necessitate total parking requirements as tabulated below (designated for the manufacture, processing, or assembling of goods):

Existing: 5 auto spaces which include 1 HC.
 18 + 3 truck parking spaces (10'x30)

The parking will remain the same.

Handicapped Parking: Included in the parking is one handicapped accessible parking space as defined by the Federal ADA regulations.

STREAM COMPLIANCE

The stream on site has been flagged by Michael Nowicki of Ecological Solutions and reviewed by Mr. Coleman. A letter is attached with Mr. Nowicki's findings. The stream setback is noted on the plans and the proposed modifications to the site comply with the setback regulations.

WATER AND SEPTIC

The building will be served by the existing on-site well and subsurface sewage disposal system. No changes are required for the expansion of use.

SOLID WASTE DISPOSAL

The garbage generated is limited to 1 single office employee and will be stored in a garbage can located outside of the building. Garbage shall be picked up by a local carter and disposed to a certified transfer station or land fill.

STORMWATER MANAGEMENT – Phase I & Phase II

Phase I:

Drainage on the site consists of the discharge of runoff to a swale along the driveway to a proposed on-site detention Basin #1. This is designed for capacity with the anticipated development of the wood and soil process expansion areas. This drains through a swale to the stream traversing the site.

Phase II:

Basin #2 collects the runoff from the expansion of Phase II where all of the area is considered an exposed earth cover. Discharge is through a separate swale to the stream traversing the site.

LANDSCAPING

The parking area perimeter includes a variety of trees and shrubs which are noted on the original site plan.

TRAFFIC IMPACT

Based on the use as light business outdoor storage the anticipated peak traffic generation effects will be negligible.

SIGNAGE

Signage shall conform to the Town of Southeast Zoning Regulations.

NOISE IMPACTS – Continuation of Existing Use

The proposed facility encompasses the use of machinery and chain saws. Noise abatement measures proposed with the project consists of maintaining a 50 feet conservation easement along the perimeter of the property.

Anticipated noise is from front end loaders and trucks which are mitigated by the distance of the facility from the neighbors and Fields Lane. The wood process area with chain saw activities is moved to the rear of the site – further from the adjacent neighbors along Fields Lane. The soil process operation utilizes similar front end loader and delivery trucking. The noise levels developed by the machinery onsite are equivalent to highway vehicular noises per noise level references. A further report is available upon request.

IMPACT ON THE COMMUNITY

The site plan is submitted in compliance to the Zoning Regulations. The site has been in use since 1991. The tenant approval was granted in 2018 and continues to the present. The expanded use is permitted and should not constitute a change in the character of the community along Fields Lane OPI Zoning District.