
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

July 11, 2016

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

REGULAR SESSION:

- 1. MACO LAND PROPERTIES, 1651 Route 22** – Review of Request for Establishment of a Performance Bond
- 2. BRAVCOR, LLC, 65 Fields Lane** – Review of Application for Site Plan Amendment
- 3. FORTUNE RIDGE RECREATION CENTER, Stonehollow Drive and Deans Corner Road** – Review of Application for Final Site Plan Approval and Wetland Permit and Request for Establishment of a Performance Bond
- 4. Approve Meeting Minutes from June 20, 2016**

July 6, 2016

VAD

Agenda Subject to Change

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Maco Land Properties

S/B/L: 46.-3-14

Zone: HC (formerly RC)

Description: Proposed two-story office building on Rte 22. Initial application included petition to rezone parcel from RC to HC to permit development. Rezoning was approved. Application requires PB site plan and wetland permit approval.

Engineer: Bibbo Associates

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Unlisted/Coordinated

Date: 3/9/15
Date: 6/8/15
Date:
Date(s):

MAJOR/MINOR PROJECT: Major 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 (Zoning)
- 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

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
3/9/15	1) Sketch Plan review; 2) Declared intent to be Lead Agency (Unlisted/Coordinated); 3) Classified as Major Project
6/8/15	Declare Lead Agency; Set PH
7/13/15	Opened & continued PH to 8/24/15 (NOTE: 8/24/15 meeting later cancelled)
9/28/15	Closed PH; Approve Negative Declaration; Refer to ARB and ZBA; Refer Zoning Recommendation to Town Board
1/7/16	Town Board approved rezoning from RC to HC
6/20/16	Final Site Plan and Wetland Permit Approval

RECOMMENDED ACTION FOR MEETING:

- 1) Recommendation on performance bond

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

July 12, 2016

Town Board of the Town of Southeast
1360 Route 22
Brewster, NY 10509

RE: **MACO LAND PROPERTIES**, 1651 Route 22, TAX MAP ID 46.-3-14

Dear Boardmembers:

At the July 11, 2016 regular meeting of the Town of Southeast Planning Board, a motion was made to refer the above referenced project to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and site stabilization.

<u>PROJECT</u>	<u>BOND AMOUNT</u>
MACO LAND PROPERTIES	\$ 17,000.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$520,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$20,800.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,


Thomas LaPerch, Chairman
Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
Town Engineer
Building Inspector
Bibbo Associates
Planning Board File



Jacobson

July 8, 2016

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

Re: Maco Land Properties
1651 Route 22
Bond Estimate
NLJ #0001-0760

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for all site improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for site improvements totals \$520,000. We originally prepared a bond estimate for this project in September of 2003. The estimate is being updated to reflect site changes associated with the current site plan and cost escalation due to the amount of time since the original estimate was done.


Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above recommended bond amount, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$20,800.

We have also prepared a performance bond estimate for erosion & sediment controls and site restoration. The required Erosion & Sediment Control / Restoration Bond based on the attached estimate is \$17,000.

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,
W. Stephens, Jr.
M. Bruen
M. Stancati
S. Coleman
A. Ley
Bibbo Associates, L.L.P.

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416
Consulting Civil and Environmental Engineers Since 1972

NATHAN L. JACOBSON & ASSOCIATES, P.C.
 Consulting Engineers
 Chester, Connecticut

2016 OPINION OF PROBABLE CONSTRUCTION COSTS

Project: **Maco Land Properties, LTD**
 1651 Route 22
 Southeast, New York

Done by: THF
 Date: 7/8/2016
 Checked by:
 Date:

Project No.: 0001-0760

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR TREES (Cut & Chip / Grub)	\$11,662.00	ACRE	1.3	\$15,160.60
2	STRIP & STOCKPILE TOPSOIL	\$0.49	S.Y.	5,324	\$2,608.76
3	CATCH BASINS	\$3,065.00	EACH	5	\$15,325.00
4	STORM MANHOLES	\$3,205.00	EACH	10	\$32,050.00
5	30' DEEP STORM MANHOLE	\$11,500.00	EACH	1	\$11,500.00
6	15" Ø HDPEP	\$39.00	L.F.	460	\$17,940.00
7	30" Ø RCP	\$115.00	L.F.	30	\$3,450.00
7	15" HDPE FLARED END SECTION	\$368.00	EACH	1	\$368.00
8	LEVEL SPREADER, 25 LF	\$2,200.00	EACH	1	\$2,200.00
9	STORM DRAIN INFILTRATION SYSTEM	\$10,000.00	L.S.	1	\$10,000.00
10	ROUGH GRADE SUBGRADE	\$1.23	S.Y.	2,251	\$2,768.73
11	ITEM 4 SUB BASE	\$44.66	C.Y.	500	\$22,330.00
12	FINE GRADE & ROLL BASE - PARKING LOTS	\$2.25	S.Y.	2,251	\$5,064.75
13	BITUMINOUS CONCRETE	\$98.00	TON	527	\$51,646.00
14	BITUMINOUS CONC. CURB	\$4.84	EACH	790	\$3,823.60
15	C.I.P. CONCRETE CURB	\$8.30	L.F.	403	\$3,344.90
16	C.I.P. CONC. WALK (5' Wide, 4" thick, 6" base)	\$36.00	L.F.	390	\$14,040.00
17	SIGNS	\$250.00	EACH	3	\$750.00
18	CHAIN LINK FENCE, 6' height	\$20.00	L.F.	445	\$8,900.00
19	GUIDE RAIL (TIMBER)	\$30.00	L.F.	485	\$14,550.00
20	SEGMENTAL RETAINING WALL, reinforced	\$25.00	S.F.	9,126	\$228,150.00
21	SITE LIGHTING - AREA LIGHTING	\$3,500.00	EACH	5	\$17,500.00
22	SITE LIGHTING - WALL LIGHTING	\$62.50	EACH	6	\$375.00
23	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.10	S.Y.	2,367	\$2,603.70
24	HYDROSEED (FERT. & MULCH)	\$0.58	S.Y.	2,367	\$1,372.86
25	CONSTRUCTION BARRIER FENCING	\$4.00	L.F.	905	\$3,620.00
26	SILT FENCE	\$4.13	L.F.	560	\$2,312.80
27	SILT SACK (Catch Basin Insert - Regular Flow)	\$117.00	EACH	5	\$585.00
27	CONSTRUCTION ENTRANCE	\$1,287.00	EACH	1	\$1,287.00
28	TEMPORARY SEDIMENT BASIN/TRAP	\$5,000.00	EACH	1	\$5,000.00
29	PARKING STALL LINE PAINTING	\$10.55	EACH	42	\$443.10
30	PAVEMENT MARKING - HANDICAP SYMBOL	\$62.61	EACH	2	\$125.22
31	ACER RUBRUM	\$350.00	EACH	5	\$1,750.00
32	ACER SACCHARUM	\$375.00	EACH	3	\$1,125.00
33	GLEDITSIA TRIACANTHOS INERMIS 'HALKA'	\$330.00	EACH	5	\$1,650.00
34	PICEA GLAUCA	\$535.00	EACH	17	\$9,095.00

NATHAN L. JACOBSON & ASSOCIATES, P.C.
Consulting Engineers
Chester, Connecticut

2016 OPINION OF PROBABLE CONSTRUCTION COSTS

Project: Maco Land Properties, LTD
1651 Route 22
Southeast, New York

Done by: THF
Date: 7/8/2016
Checked by:
Date:

Project No.: 0001-0760

Item No.	Item	Unit Cost	Unit	Quantity	Total
35	RHODODENDRON 'PJM'	\$54.00	EACH	20	\$1,080.00
36	VIBURNUM CARLESII	\$60.00	EACH	40	\$2,400.00
37	JUBNIPERS HORIZONTALIS	\$35.00	EACH	18	\$630.00
38	JUNIPER CHINENSIS 'HETZII'	\$35.00	EACH	2	\$70.00
39	SPIREA JAPONICA CULT.	\$50.00	EACH	24	\$1,200.00

Total: \$520,195.02

Say: \$520,000.00

NATHAN L. JACOBSON & ASSOCIATES, P.C.
Consulting Engineers
Chester, Connecticut

2016 OPINION OF PROBABLE CONSTRUCTION COSTS
Erosion & Sediment Control and Site Restoration Bond

Project: Maco Land Properties, LTD
1651 Route 22
Southeast, New York

Done by: THF
Date: 7/8/2016
Checked by:
Date:

Project No.: 0001-0760

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	SPREAD STOCKPILED TOPSOIL TO 6"	\$1 10	S.Y.	2,367	\$2,603.70
2	HYDROSEED (FERT. & MULCH)	\$0.58	S.Y.	2,367	\$1,372.86
3	CONSTRUCTION BARRIER FENCING	\$4.00	L.F.	905	\$3,620.00
4	SILT FENCE	\$4.13	L F	560	\$2,312.80
5	SILT SACK (Catch Basin - Regular Flow)	\$117.00	EACH	5	\$585.00
6	CONSTRUCTION ENTRANCE	\$1,287.00	EACH	1	\$1,287.00
7	TEMPORARY SEDIMENT BASIN/TRAP	\$5,000.00	EACH	1	\$5,000.00

Total: \$16,781.36

Say: \$17,000.00

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Bravcor

S/B/L: 78.-2-15

Zone: OP-1

Description: The application is to construct a two-story, 117,192 square foot building, comprising 97,192 square feet of warehouse and 12,000 square feet of retail/office use. The project would be located on a 9.4 acre parcel on Fields Lane, in the OP-1 Zoning District. Access is proposed from the existing drive for the Brewster Ice Arena. The Planning Board previously granted site plan approval for an 80,000 square foot building with a comparable amount of impervious surface at this site for a project known as Dykes Lumber.

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: Unlisted

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

Date:
Date:
Date:
Date(s):

MAJOR/MINOR PROJECT: Major 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

Variance or Waiver Request: Requires side yard variance

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
6/22/15	(1) Affirmed Lead Agency for an Unlisted/Coordinated Action under SEQRA (circulate new plans & Short EAF to Involved Agencies & Putnam County Land Trust); (2) Classified the proposed project as a Town of Southeast "Major Project"; and (3) Set the Public Hearing
7/27/15	Opened and Closed Public Hearing
10/26/15	Adopted Negative Declaration; Referred site plan to ARB for Major Project Review
3/7/16	Final Site Plan Approval and recommended establishment of performance bond

RECOMMENDED ACTION FOR MEETING:

- 1) Affirm Lead Agency and circulate new EAF to involved and interested agencies
- 2) Set public hearing

**PLANNING BOARD
TOWN OF SOUTHEAST, NEW YORK
RESOLUTION TO
AFFIRM LEAD AGENCY STATUS AND SET A PUBLIC HEARING**

INTRODUCED BY: Rush

DATE:

SECONDED BY: Wissel

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for Amended Site Plan approval, and other supporting documents, for a project entitled BRAVCOR, LLC; and

WHEREAS, the proposed project is located at 65 Fields Lane, Brewster, NY, in the OP-1 Zoning District in the Town of Southeast, and known and designated as Tax Map ID 78.-2-15; and

WHEREAS, the proposed project is to add a loading dock with three bays near the rear of the building where parking and garage doors had previously been proposed ("Proposed Project"); and

WHEREAS, the Planning Board previously conducted a Coordinated Review on this Unlisted Action, and issued a Negative Declaration on 10/26/15; and

WHEREAS, the proposal has changed minimally as noted above, and pursuant to §617.6 of the State Environmental Quality Review Act (SEQRA), the Planning Board hereby affirms its Lead Agency status; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action as previously declared.

BE IT FURTHER RESOLVED, that the Planning Board hereby schedules a public hearing on the proposed project for August 8, 2016.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>recused</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>absent</u>
E. Cyprus, Boardmember	<u>absent</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 4 to 0, with 2 absent. 1 recused

D. Rush
D. Rush, Acting Chairman / rad
Southeast Planning Board



AKRF, Inc.
Environmental Planning Consultants
34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: July 6, 2016
Re: Bravcor
cc: Bibbo Associates

AKRF, Inc. has reviewed the following documents and plans for the above reference project:

- Letter from Tim Allen, PE to the Planning Board, dated 6/17/16
- Site Plan set (12 sheets), prepared by Bibbo Associates, last revised 6/15/16
- Town of Southeast Application Form
- Short EAF dated 6/2/16

PROJECT DESCRIPTION

The Bravcor project was approved by the Planning Board in March 2016 and is currently under construction. The Applicant is seeking amended site plan approval to add a loading dock with three bays to the rear of the building where parking and garage doors had previously been proposed.

COMMENTS

1. The project was previously classified as a Town of Southeast Major Project and Unlisted Action under SEQRA. AKRF recommends that the proposed changes be reviewed under the previous designations.
2. The proposed changes require Planning Board Amended Site Plan Approval, ARB review and recommendation, Town Board approval of the ARB recommendation, and a ZBA variance to accommodate the loading dock and circulation area within the 25' parking setback.
3. The project was previously granted wetland permit approval by the Planning Board and no changes to wetland or wetland buffer impacts are proposed.

RECOMMENDED ACTIONS

At the July 6, 2016, Planning Board meeting, AKRF recommends that the Planning Board affirm Lead Agency, circulate the new EAF to involved and interested agencies, and set a public hearing.



July 8, 2016

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

Re: Bravcor LLC
65 Fields Lane
Amended Site Plan Review
NLJ #0001-0880

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through June 20, 2016:

- Item 1: Letter to Southeast Planning Board, from Joseph J. Buschynski, dated June 17, 2016.
- Item 2: Town of Southeast Application for Site Plan Approval with attached Short Environmental Assessment Form dated 06/02/16.
- Item 3: Bound set of Set of twelve (12) drawings entitled "Amended Site Plan, Bravcor, LLC, Fields Lane, Town of Southeast, Putnam County, NY", scales as noted, latest revision date shown 6-15-16, prepared by Bibbo Associates, LLP.

The above referenced amended site plan application and supporting information has been submitted for the purpose of a plan revision to accomplish two objectives:

1. Raise the building elevation to minimize removal of ledge rock.
2. Provide loading dock access in the back of the building.

The changes require extension of paved areas behind the building into the 25-foot parking setback and therefore will require a variance from the Zoning Board of Appeals.

The modifications require no changes to the stormwater control measures, and increases in impervious areas are off-set by modification of previously proposed paved areas to gravel-pave. As such, no modifications to the project SWPPP are required.

We have no objections to the proposed site plan modifications from an engineering standpoint.



Jacobson

Mr. Thomas LaPerch, Chairman
Re: Bravcor LLC
65 Fields Lane
Amended Site Plan Review
NLJ #0001-0880
July 8, 2016
Page 2

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
A. Ley
J. Buschynski

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Fortune Ridge – Recreation Lot **S/B/L:** 67.-3-79 **Zone:** R-160

Description: Application for amended Site Plan and Subdivision of recreation lot.

Engineer: Kellard Sessions

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Unlisted

Date: 8/11/14
Date:
Date:
Date(s):

MAJOR/MINOR PROJECT: Major 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 (ARB sign off)
- 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

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
8/11/14	Declared intent to be Lead Agency
9/8/14	Declared Lead Agency; set public hearing
10/27/14	1) Open/Close PH; 2) Negative Declaration; 3) Consider Final Subdivision Approval; 4) Refer Site Plan to ARB
7/11/14	

RECOMMENDED ACTION FOR MEETING:

1) Consider Final Site Plan Approval.

**TOWN OF SOUTHEAST, NY
RESOLUTION
SITE PLAN AND WETLAND PERMIT APPROVAL**

INTRODUCED BY:

LaPerch

DATE: July 11, 2016

SECONDED BY:

Hecht

WHEREAS, FORTUNE RIDGE RECREATION CENTER as the Applicant/Owner of certain properties located 8 Stonehollow Drive in the R-160 Zoning District in Town of Southeast and known and designated as Tax Map Number 67.-3-79.2 has submitted an application for Site Plan approval and a Wetland Permit for site plan amendments to accommodate the revised boundaries (as previously approved by the Planning Board) to accommodate the well head buffer and subdivide the Recreation Lot from the Open Space B parcel to comply with NYS Attorney General requirements for Home Owners Associations, as well as for changes to the proposed recreational uses and parking within the Recreation Lot (the "Proposed Project"); and,

WHEREAS, the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, issued a Negative Declaration on or about 10/27/14, indicating that no negative environmental impact would exist;

WHEREAS, the Town of Southeast Planning Board (the "Planning Board") has thoroughly reviewed the application and the following documents and plans, as well as memos from its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
Memorandum to Thomas Fenton of Nathan Jacobson & Associates from Kellard Sessions	7/7/16
Memorandum to Chairman LaPerch from Kellard Sessions	6/20/16
1/4, Layout/Zoning Plan, prepared by Kellard Sessions	2/18/16
2/4, Site Plan, prepared by Kellard Sessions	2/18/16
3/4, Wetland Mitigation Plan, prepared by Kellard Sessions	2/18/16
4/4, Details, prepared by Kellard Sessions	2/18/16
Figure #1, Comparison of Site Layouts, prepared by Kellard Sessions	10/20/14
LP-1, Landscape Plan, prepared by Robert Sherwood, Landscape Architect	11/29/10; 2/23/16
Lighting Plan, prepared by VISUAL	3/1/16; 3/4/16
A000, Cover Sheet, Fortune Ridge Clubhouse, prepared by EDI International, PC	6/17/16
A100, Clubhouse, Foundation Plan, prepared by EDI International, PC	6/17/16
A101, Clubhouse, Floor Plan, prepared by EDI International, PC	6/17/16
A102, Clubhouse, Cross Sections & Interior Elevations, prepared by EDI International, PC	6/17/16
A103, Clubhouse, Elevations, prepared by EDI International, PC	6/17/16
A104, Clubhouse, Elevations, prepared by EDI International, PC	6/17/16
A105, Clubhouse, Roof Plan, prepared by EDI International, PC	6/17/16
A106, Clubhouse, Electrical Plan, prepared by EDI International, PC	6/17/16
A600, Clubhouse, Door & Window Schedules, prepared by EDI International, PC	6/17/16
A700, Clubhouse, Detail Sheet, prepared by EDI International, PC	6/17/16
A701, Clubhouse, Detail Sheet, prepared by EDI International, PC	6/17/16

; and,

WHEREAS, the Planning Board has reviewed said drawings in addition to reports and correspondence filed with those drawings and has caused the same to be reviewed by its consultants; and,

WHEREAS, the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 138, "Zoning," (specifically Article IX thereof) of the Town of Southeast Code; and,

WHEREAS, the Planning Board is in receipt of a referral dated 4/27/16 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

WHEREAS, the Planning Board is in receipt of a resolution dated 6/23/16 from the Town Board approving the architecture of the Proposed Action; and

WHEREAS, the Town of Southeast Wetlands Consultant issued a report and recommendation dated 9/5/14 in connection with the Proposed Action, as depicted on drawings dated 9/5/14 and prepared by Kellard Sessions; and

NOW THEREFORE BE IT RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 138, "Zoning," and Chapter 78, "Freshwater Wetlands" of the Town Code, the Planning Board hereby grants Final Approval for the Proposed Action, as defined above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Action, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

General Conditions

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. Prior to issuance of a Building Permit, the applicant will submit to the Planning Board information pertaining to the specific tenant/use and, if necessary, an amended site plan application showing any proposed modifications to the site for the specific tenant/use.
4. Pursuant to §138-85.D , where a proposed use or proposed building or other structure involves the installation, extension, relocation or reconstruction of a sewage disposal or water supply system, no building permit shall be issued until plans for such a system have been approved by the County of Putnam, State of New York, City of New York or any regulatory agency having jurisdiction as required by law. No certificate of occupancy shall be issued until such a system has been completed and approved by such an agency as required by law or until the use or building or structure has been provided with the connections to a previously completed and approved sanitary sewer and public water supply system.
5. The Proposed Action shall be constructed in coordination with the approved site improvements for the Fortune Ridge Recreation Center including all stormwater and wastewater treatment systems and conveyance systems.
6. The Applicant is granted approval based on generic review by the Architectural Review Board of building design and elevations and will have to seek a second review if modifications to the approved design are made. The Proposed Action shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed by the Architectural Review Board and approved by the Town Board.
7. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board one full set of final full-sized plans and five copies of the filed plans on eleven-inch by seventeen-inch, or similar, paper, with a graphic scale indicated (to allow for scale measurements of photo-reduced drawings), for distribution to the Town Engineer, the Planning Board, the Town Clerk, the Building Inspector, and the Town Planner. This final plan set shall include the final architectural plans recommended by the

Architectural Review Board and approved by the Town Board. Each of these sets shall be bound, and shall contain a signature box on the Index or Title Page for the Planning Board Chairman's Signature. No Building Permits shall be issued until these plan sets have been submitted to the Planning Board Secretary and signed by the Planning Board Chairman.

8. The Applicants shall submit two (2) sets of as-built plans to the Town of Southeast Building Department and one (1) full size set to the Planning Board after final construction is completed. The as-built plans must show all buildings and site improvements, the impervious surfaces, landscaping, and final design specifications for all stormwater management facilities. The plans must be certified by a professional engineer.

Financial & Legal Considerations

1. The Applicant shall post a Performance Bond in an amount determined by the Town Engineer and recommended by the Planning Board for Town Board approval to ensure all site grading, stormwater management, and road improvements will be made in accordance with the approved drawings, Town of Southeast Code and to the satisfaction of the Town Engineer and/or Highway Superintendent. The Performance Bond may also be used to finance necessary work to stabilize the project site should the Applicant abandon the project and the Town is forced to complete necessary improvements. The establishment of the Performance Bond shall be done in a form acceptable to the Town Counsel. The bond amount will be based upon 2016 construction costs. If the construction is not begun during the calendar year 2016, the Applicant must re-apply to the Planning Board for an adjustment of the bond amount to account for escalation of material and labor costs. Upon such request to the Planning Board, the Planning Board shall make a recommendation to the Town Board and the Town Board shall diligently set a new bond amount in accordance with the recommendation of the Town Engineer. The Performance Bond must be paid prior to the start of any work on the site and/or the filing for a Building Permit. The Southeast Planning Board requests that the Southeast Building Inspector withhold the Certificate of Occupancy until the Planning Board or its duly authorized representative has made an inspection of the subject improvements and determined that the Applicant has complied with all the conditions of this approval.

2. No certificate of occupancy for the structures depicted on the project development plan/site plan shall be issued or occupancy permitted unless and until the site improvements associated with the development shall be fully completed by the developer or substantially completed to the satisfaction of the building inspector and a valid performance bond is posted, in an amount equal to the amount necessary to fully complete the outstanding site improvements, to ensure faithful completion thereof within a reasonable period of time not to exceed six months.

3. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.

4. This resolution supersedes all construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as an affirmation of past approvals or conditions not recited herein.

Construction Activity

1. At least ten (10) days prior to commencing construction of any required improvements, the Applicant shall notify the Building Inspector and the Town Engineer, in writing, of the time when it proposes to commence construction of such improvements so that the Building Inspector may cause an inspection to be made to ensure that all Town specifications and requirements shall be met during the construction of required improvements. The Applicant shall provide a general construction phasing schedule to the Building Inspector, Planning Board and Town Engineer and shall update that schedule, and provide copies to the Building Inspector, Planning Board and Town Engineer, throughout the construction process, as necessary.

2. The Town shall require a pre-construction conference between the Town Engineer and Town Highway Superintendent and the owner or owner's representative, general contractor and on-site engineer

to review construction phasing plans, inspections schedules, and requirements for complying with all regulations and conditions of this approval prior to commencing construction. The following items shall be completed by the Applicant prior to scheduling a pre-construction conference:

- a) Performance Bond and Erosion and Sediment (E&S) Control Bond shall be posted with the Town Clerk;
- b) Inspection Fees shall be paid to the Planning Board;
- c) Escrow Account shall be in good standing;
- d) In accordance with item #7 under "General Conditions" above, approved/signed plans shall be on file with the Planning Board and the Building Department; and
- e) The MS4 Acceptance, proof of mailing of Notice of Intent (NOI), and E&S shall be completed and on file with MS4 Administrator.

3. The Town of Southeast Building Inspector or its designee may make periodic inspections to ensure that all site work and site improvements are being made in conformance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall designate a responsible and competent person to be the on-site construction manager who shall be responsible for ensuring the continued compliance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall ensure that all remedial measures are taken within 72 hours of any notification of deficiencies relating to construction. If appropriate measures are not implemented to the satisfaction of the Town Engineer, a stop work order may be issued by the Town and/or a fine imposed according to Town Code.

4. Should project changes be required that would represent a significant change to the approved plans, the Applicant may be required to seek an amended approval from the Planning Board.

5. The Applicant shall retain the services of a professional engineer and/or a landscape architect (in accordance with the drawings prepared) throughout the construction process who shall periodically observe the construction of all approved improvements, except improvements to Town of Southeast roads and drainage (which shall be inspected by the Town Engineer and/or Highway Superintendent). The Applicant's professional engineer and/or landscape architect shall provide a statement, in writing, that all approved improvements have been constructed substantially as required and approved by the Planning Board or as such requirements have been modified.

6. Prior to commencing any site clearing, grading, or construction activity, the Applicant shall have the boundary of the property staked out by a licensed surveyor.

7. A copy of the completed NOI to comply with the New York State Department of Environmental Conservation (NYSDEC) General Permit for Construction Activity shall be maintained at the on-site construction office.

8. All sediment and erosion control measures or Best Management Practices indicated on the approved plans and/or required for compliance with the NYSDEC General Permit for Construction Activity shall be installed at the commencement of grading activities and shall be inspected on a weekly basis (or following any storm event in excess of one-half inch) to ensure proper function. All construction activities shall adhere to the provisions for sediment and erosion control contained in the NYSDEC's *New York Standards and Specifications for Erosion and Sediment Control*.

9. The design and construction of all proposed water quantity and water quality best management practices shall adhere to the *New York State Stormwater Management Design Manual*.

10. Any drainage improvements that would affect a Town drainage structure or element or any improvements to Town of Southeast roads shall be made in accordance with the Town Road and Drainage Specifications (Chapter A143 of the Town Code) and shall be made under the direction and supervision of the Highway Superintendent.

11. The Town Highway Superintendent must be notified a minimum of 72 hours in advance of any construction activity affecting the Town drainage system or any Town Road except where emergency repairs are required, in which case the Highway Superintendent must be notified as soon as possible after the affected area has been stabilized.

12. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.

13. All disturbed areas shall be stabilized pursuant to NYSDEC regulations. Should disturbed areas remain disturbed for periods longer than one month, more permanent stabilization measures shall be installed.

Landscaping

1. Prior to planting according to the approved landscape plan, the Applicant shall stake the location of all proposed landscaping and allow for a site inspection by the Planning Board or its designees to ensure that the proposed landscaping will provide the maximum screening benefit and/or that the proposed landscaping is suitable for the visual setting and overall appearance of the project site.

2. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility. In the event that said landscaping is not maintained to the satisfaction of the Building Inspector or Code Enforcement Officer (CEO), the Building Inspector or CEO shall notify the applicant in writing of the violation. If the required landscaping maintenance is not performed within 30 days to the satisfaction of the Building Inspector or CEO, the Town shall correct the violation and be reimbursed for Town costs by the applicant.

3. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.

4. After final construction is complete, and prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an as-built landscaping plan to the Town of Southeast Building Department. The as-built plan shall identify any discrepancies between the approved plan and the installed landscaping. The plans must be certified by a professional landscape architect, architect, or engineer.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>absent</u>
E. Cyprus, Boardmember	<u>absent</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 5 to 0, with 2 absent.

T. LaPerch /ond
T. LaPerch, Chairman
Southeast Planning Board

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

July 12, 2016

Town Board of the Town of Southeast
1360 Route 22
Brewster, NY 10509

**RE: FORTUNE RIDGE RECREATION CENTER, 8 Stonehollow Drive,
TAX MAP ID 67.-3-79.2**

Dear Boardmembers:

At the July 11, 2016 regular meeting of the Town of Southeast Planning Board, a motion was made to refer the above referenced project to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and site stabilization.

<u>PROJECT</u>	<u>BOND AMOUNT</u>
FORTUNE RIDGE RECREATION	\$ 49,000.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$500,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$20,000.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,


Thomas LaPerch, Chairman
Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
Town Engineer
Building Inspector
Kellard Sessions
Planning Board File



Jacobson

July 11, 2016

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

Re: Fortune Ridge Recreation Center
Bond Estimate
NLJ #0001-0452

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for all site improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for site improvements totals \$500,000.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above recommended bond amount, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$20,000.

We have also prepared a performance bond estimate for erosion & sediment controls and site restoration. The required Erosion & Sediment Control / Restoration Bond based on the attached estimate is \$49,000.

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,
W. Stephens, Jr.
M. Bruen
M. Stancati
S. Coleman
A. Ley
Kellard Sessions Consulting, P.C..

NATHAN L. JACOBSON & ASSOCIATES, P.C.
Consulting Engineers
Chester, Connecticut

2016 OPINION OF PROBABLE CONSTRUCTION COSTS
Erosion & Sediment Control and Site Restoration Bond

Project: Fortune Ridge Recreation Center
Southeast, New York

Done by: THF
Date: 7/11/2016
Checked by:
Date:

Project No.: 0001-0452

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.10	S.Y.	16,000	\$17,600.00
2	HYDROSEED (FERT. & MULCH)	\$0.58	S.Y.	16,000	\$9,280.00
3	INLET PROTECTION	\$117.00	EACH	15	\$1,755.00
4	SILT FENCE	\$4.13	L.F.	830	\$3,427.90
5	ANTI-TRACKING PAD	\$1,287.00	EACH	1	\$1,287.00
6	EROSION CONTROL BLANKET	\$2.50	EACH	6,280	\$15,700.00

Total: \$49,049.90

Say: \$49,000.00



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: July 11, 2016

Re: **Fortune Ridge Recreation Center – Wetland Mitigation Plan – Final Wetlands Review**

Due to the amount of time that has lapsed since my last review (09-05-2014), I completed an updated review of the final proposed Wetland Mitigation Plan, dated 02-18-16. Based upon my review of the plans, my recommendations made as part of the 09-05-2014 memorandum are still valid. The applicant is considered in compliance with the standards and criteria outlined in Chapter 78, and it is my recommendation that a wetlands permit be approved for this project.

Please let me know if you have questions or require additional information.



Jacobson

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

July 7, 2016

Re: Fortune Ridge Subdivision
Deans Corners Road
Recreation Parcel - Site Plan Review
NLJ #0001-0452

Dear Mr. LaPerch:

In addition to the items noted in our April 6, 2016 review letter, we have reviewed the following information received for the subject project at our office through July 7, 2016:


- Item 1: Letter to Chairman LaPerch and Members of the Planning Board from Brian Hildenbrand, P.E., dated June 20, 2016.
- Item 2: Town of Southeast Application for Final Site Plan Approval dated 6/20/16.
- Item 3: Drawing entitled "Comparison of Site Layouts, Figure #1, Fortune Home Builders, LLC, Town of Southeast, Putnam County, New York", scale as noted, dated October 20, 2014, prepared by Kellard Sessions Consulting
- Item 4: Letter to Nathan L. Jacobson & Associates, Inc. from Brian Hildenbrand, P.E., dated July 7, 2016.

The above noted items have adequately addressed our pervious review comments. As such, we have no objection to granting of final site plan approval for the project.

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.

cc: T. Hay
M. Levine
S. Coleman
M. Bruen
W. Stephens, Jr
M. Stancati
A. Ley.
Kellard Sessions Consulting

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416
Consulting Civil and Environmental Engineers Since 1972