
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

September 11, 2017

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1. BARRETT HILL, 41 Mt. Ebo Road North, Tax Map ID 46.-5-2** – Continued Public Hearing to Review an Application for a Site Plan Amendment and Special Permit
- 2. LAKEVIEW PLAZA, 1505-1515 Route 22, Tax Map ID 46.-1-1.-1** – Public Hearing to Review an Application for a Site Plan Amendment and Wetland Permit
**THIS PUBLIC HEARING RESCHEDULED TO OCTOBER 23, 2017
AT THE APPLICANT'S REQUEST**

REGULAR SESSION:

- 1. LYONS DEVELOPMENT, 1 Starr Ridge Road, Tax Map ID 68.-2-2** – Review of a Request for One Year Extension of Site Plan Approval
- 2. VESCIO BARN, 161 Nelson Blvd., Tax Map ID 67.-1-3** – Review of a Request for Release of a Performance Bond
- 3. NYSEG PUTNAM LAKE SUBSTATION, 18 Old Doansburg Road, Tax Map ID 36.17-1-1** – Review of Application for Final Approval of Site Plan Amendment and Wetland Permit. Recommend Performance Bond to Town Board
- 4. PROSPECT HILL OFFICE PARK, PHASE 2, 162 Prospect Hill Road, Tax Map ID 56.-1-32.2** – Continued Review of Application for Site Plan Amendment

Approve Meeting Minutes from August 14, 2017

September 8, 2017

VAD

Agenda Subject to Change

**TOWN OF SOUTHEAST
PLANNING DEPARTMENT
SPECIAL PERMIT REFERRAL**

INTRODUCED BY: *LaPerch*

DATE: September 11, 2017

SECONDED BY: *Cyprus*

WHEREAS, Barrett Hill, located at 41 Mt. Ebo Road North, in the Town of Southeast, has applied for a Special Permit from the Town Board of the Town of Southeast for permission to construct multifamily residential housing in the Multifamily Work Force Housing District, on a property designated as Tax Map Number **46-5-2**; and,

WHEREAS, the Town Board has requested a report from the Planning Board on the said proposal; and,

WHEREAS, the Planning Board has determined that the above request for a Special Use Permit for this particular project, except as noted below, is in substantial conformance with Article X of Chapter 138 of the Zoning Code of the Town of Southeast; and,

WHEREAS, Section 138-104, "Multifamily Workforce Housing District" establishes the Special Permit criteria specific to multifamily residential housing; and,

WHEREAS, the consistent with the Special Permit criteria the proposed project includes a minimum of 30% of the project units designated as priority units for occupancy by eligible households, and a minimum of 10% of the units shall be classified as affordable housing; and,

WHEREAS, the proposed project would offer priority units for persons with disabilities and persons aged 55 and older, the proposed project should include reasonable accommodations for garbage and recycling; and,

WHEREAS, the proposed project includes onsite recreation, the amount of parkland and recreation area provided does not fully offset the anticipated demand to be generated by the proposed project; and,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board recommends that the Town Board of the Town of Southeast grant the requested Special Permit subject to the following conditions:

- 1) The payment of recreation fees in lieu of the provision of parkland. The Planning Board finds that suitable park or parks of adequate size to meet the requirement cannot be properly located on the Project Site. Therefore, recreation fees should be paid commensurate with the amount of recreation provided, as outlined in the Town Planner's memorandum dated August 22, 2017.
- 2) The provision of garbage and recycling pick-up services to individuals in need of assistance. The Planning Board finds that the proposed dumpster locations may be too far from individual residences for persons with certain disabilities to access. Therefore, the Special Permit should require that assistance be provided by the property

management company at no additional fee to those individuals requiring assistance for the removal of garbage and recycling from their residence.

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>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

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

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

**TOWN OF SOUTHEAST
RESOLUTION
EXTENSION OF FINAL APPROVAL**

INTRODUCED BY: *LaPerch*

DATE: September 11, 2017

SECONDED BY: *Hecht*

WHEREAS, the Planning Board of the Town of Southeast has previously granted Final Approval by resolution dated 9/18/15, for a certain Project Development Plan known as **LYONS DEVELOPMENT**, located at One Starr Ridge Road in the GC-2 Zone, also known and designated as Tax Map Number 68.-2-2; and,

WHEREAS, the Planning Board is in receipt of a letter from the owner or their representative requesting an extension of the Final Approval for an additional period of one (1) year so that the applicant will be able to maintain Amended Site Plan Approval; and,

WHEREAS, the Planning Board of the Town of Southeast is disposed by the Zoning Ordinance of the Town of Southeast to grant or deny such extension of Final Approval,

NOW, THEREFORE, be it

RESOLVED, that an extension of the Final Approval for the Project development Plan known as **LYONS DEVELOPMENT** is hereby granted for a period of one (1) year, commencing on 9/28/17 and subject to the conditions of said Final Approval.

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>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

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

September 12, 2017

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

RE: VESCIO BARN, 161 Nelson Blvd., Tax Map ID 67.-1-3

Dear Boardmembers:

At the 9/11/17 regular meeting of the Town of Southeast Planning Board, a motion was made to positively refer the above referenced application to the Town Board for the release of the Performance Bond currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
VESCIO BARN	\$23,500.00

The Planning Board further resolved that the following maintenance bonds be posted as a condition of the release of the Performance Bond:

<u>BOND TYPE</u>	<u>DURATION</u>	<u>AMOUNT</u>
STORMWATER MAINTENANCE	4 YEARS	\$4,700.00

The Planning Board further resolved to require an escrow account be established in the amount of \$750.00 to cover the cost of an annual stormwater inspection and report; whereby the Town would undertake an annual inspection if the applicant failed to do so.

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,


Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Attorney
Town Clerk
Town Engineer
Building Inspector
Insite Engineering
Planning Board File



September 8, 2017

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

Re: Vescio Property
161 Nelson Boulevard
Request for Bond Release
NLJ #0001-0896

Dear Mr. LaPerch:

As requested, we have made recent inspections at the above referenced project and determined that the site improvements have been satisfactorily completed and are generally in accordance with the approved plans incorporating any approved field changes. In addition, The Applicant's Engineer has provided an As-Built plan and certification verifying completion of the improvements.

It is our understanding that the erosion control/site restoration bond currently held for this project is in the amount of \$23,500. In that all site improvements are now completed and the supporting documentation from the Applicant's Consultants has been provided, we have no objection to release of this bond subject to posting of a four year guarantee for the stormwater management system in the amount of 10% of the cost from original bond estimate. For this project, the required stormwater maintenance bond is in the amount of \$4,700.

In addition, §119-13 of the Town Code requires that the developer shall fund or otherwise guarantee an inspection and maintenance program for the stormwater management system for a period of no less than ten years. In this regard, we understand that a stormwater maintenance agreement and associated easements have been provided by the Applicant. To guarantee that annual inspections are completed, it is recommend that the Applicant establish an escrow account with the Planning Board in the amount of \$750 to cover the cost of an annual stormwater inspection and report; whereby the Town could undertake an annual inspection if the Applicant failed to do so.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.


Thomas H. Fenton, P.E.

THF:thf

cc: T. Hay
M. Levine
M. Bruen

W. Stephens, Jr.
S. Coleman
M. Stancati

M. Stancati
Insite Engineering

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

INTRODUCED BY: LaPerch DATE: September 11, 2017
 SECONDED BY: Armstrong

WHEREAS, NYSEG PUTNAM LAKE SUBSTATION as the Applicant/Owner of certain properties located 18 Old Doansburg Road in the R-160 Zoning District in Town of Southeast and known and designated as Tax Map Number 36.17-1-1 has submitted an application for Site Plan approval and a Wetland Permit for a proposal to replace and upgrade existing substation equipment, where work includes new line support structures and transformers within the existing substation fence and landscaping for screening purposes, where the entire site is located within a wetland buffer. (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, classified this as a Type II Project on or about 6/12/17, indicating that no 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 Planning Board Members from AECOM	8/16/17
DWG. No 1, Site Plan, prepared by URS Energy & Construction, Inc.	11/4/16; 9/1/17
DWG. No 2, Landscape Plan, prepared by URS Energy & Construction, Inc.	7/31/17
DWG. No 3, Landscape Details, prepared by URS Energy & Construction, Inc.	7/31/17
DWG. No 4, Landscape Details, prepared by URS Energy & Construction, Inc.	7/31/17
New Equipment, 20 ft. by 20 ft. Switching Structure Plan, Section & Details, prepared by URS Energy & Construction, Inc.	3/23/12
Grounding Plans, Conduit Plans, Voltage Transformer Foundation, Cable Trench and Conduit Details, prepared by LaBella Associates, OPC	9/16 and 10/16
Photographic Log, Photo Nos. 1 - 7 & Examples of Typical Equipment, prepared by AECOM	July 2017

; 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 8/29/17 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

WHEREAS, the Town of Southeast Wetlands Consultant issued a report and recommendation dated 9/8/17 in connection with the Proposed Action, as depicted on drawings dated 7/31/17 and prepared by URS Energy and Construction Inc.; 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 NYSEG Putnam Lake Substation 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 Planning 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 Planning 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 2017 construction costs. If the construction is not begun during the calendar year 2017, 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. All construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits shall still be applicable except and only to the extent that same are modified herein. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as a waiver of past 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>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

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

September 11, 2017

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

RE: NYSEG PUTNAM LAKE SUBSTATION, 18 Old Doansburg Road, TAX MAP ID 36.17-1-1

Dear Boardmembers:

At the 9/11/17 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>
NYSEG PUTNAM LAKE SUBSTATION	\$ 1,300.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$29,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$1,160.00, 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
NYSEG Putnam Lake Substation
Planning Board File



Jacobson

September 11, 2017

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

Re: New York State Electric & Gas
Putnam Lake Substation
Amended Site Plan
18 Old Doansburg Lane
NLJ #0001-0927

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 \$29,000.

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 \$1,160.

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 \$1,300.

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
S. Bly, NYSEG

NATHAN L. JACOBSON & ASSOCIATES, INC.
 Consulting Engineers
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS

Project: NYSEG Putnam Lake Substation
 18 Old Doansburg Road
 Southeast, New York

Done by: THF
 Date: 9/11/2017

Project No.: 0001-0927

Performance Bond For Site Improvements

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	LANDSCAPE PLANTINGS	\$20,000.00	L.S.	1	\$20,000.00
2	LANDSCAPE TIMBERS	\$2,800.00	L.S.	1	\$2,800.00
3	PAVED APRON	\$5,075.00	EACH	1	\$5,000.00
4	CONSTRUCTION ENTRANCE	\$1,287.00	EACH	1	\$1,287.00
Total:					\$29,087.00
SAY					\$29,000.00

Erosion & Sediment Control and Site Restoration Bond

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CONSTRUCTION ENTRANCE	\$1,287.00	EACH	1	\$1,287.00
Total:					\$1,287.00
SAY					\$1,300.00

**PLANNING BOARD
TOWN OF SOUTHEAST, NEW YORK
RESOLUTION TO DECLARE LEAD AGENCY**

INTRODUCED BY: LaPerch

DATE: September 11, 2017

SECONDED BY: Armstrong

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a site plan amendment, and other supporting documents for a project entitled **PROSPECT HILL OFFICE PARK, PHASE 2** and

WHEREAS, the proposed project is located at 162 Prospect Hill Road in the RC Zoning District in the Town of Southeast and identified as Tax Map ID 56.-1-32.2; and

WHEREAS, the applicants propose to construct a 20,430 sq. ft. two-story office building with lower level and surface parking. The proposed building would share a driveway with an existing office building on the site; and

WHEREAS the Planning Board is scheduling a public hearing on the proposed site plan for October 23, 2017; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 7/24/17; and

WHEREAS, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information was mailed to all involved agencies, notifying them that a Lead Agency must be agreed upon within thirty (30) days of the date that the aforementioned information was mailed, 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.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman yes
P. Wissel, Boardmember yes
E. Cyprus, Boardmember yes
E. Larca, Boardmember yes

D. Rush, Vice Chairman yes
D. Armstrong, Boardmember yes
M. Hecht, Boardmember yes

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board