
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

February 12, 2018

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

REGULAR SESSION:

- 1. BREWSTER CORPORATE PARK, Old Route 22, Tax Map ID 35.-2-4** – Review of a Request for One Year Extension of Site Plan Approval
- 2. BAKER FARM SUBDIVISION, 50 & 66 Enoch Crosby Road, Tax Map IDs 57.-1-5 & 9** – Continued Review of Subdivision Application
- 3. McDONALDS, 1618-1624 Route 22, Tax Map ID 46.-2-39** – Review of an Application for Final Site Plan Approval
- 4. Approve Meeting Minutes from January 22, 2018**

February 2, 2018

VAD/CC

Agenda Subject to Change

FOR MORE INFORMATION ON MAJOR PROJECTS UNDER PLANNING BOARD REVIEW, CLICK ON THE LINK BELOW:

<http://www.southeast-ny.gov/322/Major-Planning-Board-Projects#>

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

INTRODUCED BY: LaPerch
SECONDED BY: Armstrong

DATE: February 12, 2108

WHEREAS, the Planning Board of the Town of Southeast has previously granted Final Approval by resolution dated 3/7/16, for a certain Project Development Plan known as **BREWSTER CORPORATE PARK** located at 1920 Old Route 22 in the OP-2 Zone, also known and designated as Tax Map Number 35.-2-4 and,

WHEREAS, the Planning Board granted a One Year Extension of the project to 3/7/17 by resolution dated 1/30/17; and

WHEREAS, the Planning Board is in receipt of a letter from the owner or their representative requesting a second 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 a second One Year extension of the Final Approval for the Project Development Plan known as **BREWSTER CORPORATE PARK** is hereby granted for a period of one (1) year, commencing on 3/7/18 and subject to the conditions of said Final Approval.

UPON ROLL CALL VOTE:

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

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
RESOLUTION
PRELIMINARY PLAT APPROVAL**

INTRODUCED BY: *LaPerch* DATE: February 12, 2018

SECONDED BY: *Wissel*

WHEREAS, BAKER FARM SUBDIVISION as the Applicant/Owner of certain properties located 50 & 66 Enoch Crosby Road in the Town of Southeast and known and designated as Tax Map Numbers 55.-1-5 and 55.-1-9 has submitted an application for Preliminary Plat approval for a proposed four (4) lot subdivision on 32.5 acres (55.-1-5) to be served by a common driveway over existing lot 55.-1-9 and from Enoch Crosby Road (the “Proposed Project”); and,

WHEREAS, the Applicant submitted an application for Preliminary Plat approval on 7/29/11; and,

WHEREAS, the Southeast Planning Board (the “Planning Board”) is in receipt of the following drawings, prepared by Putnam Engineering, related to the subdivision application:

Drawing No. & Title	Original Date: Last
Memorandum to Chairman LaPerch from Putnam Engineering, PLLC	1/22/18
Stormwater Pollution Prevention Plan, prepared by Putnam Engineering, PLLC	July 2011; December 2014
Preliminary Subdivision Plat, prepared by Terry Bergendorff Collins	5/6/14
C-110, Design Drawing Plan, prepared by Putnam Engineering, PLLC	6/7/11; 1/22/18
C-120, Site Development Plan, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-130, Erosion & Sediment Control Plan, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-131, Erosion & Sediment Control Plan, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-140, Street Plan View, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-150, Landscaping Plan, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-210, Driveway Profiles, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-211, Driveway & Drainage Profiles, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-310, Details, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-311, Details, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-312, Details, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-313, Details, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
C-314, Details, prepared by Putnam Engineering, PLLC	7/20/11; 1/22/18
Memorandum to Putnam Engineering from NYC Department of Environmental Protection	2/26/15

; 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 123, "Subdivision of Land," (specifically §123-13.C and §123-31) and Chapter 138, "Zoning," of the Town of Southeast Code; and,

WHEREAS, pursuant to §123-13.D, the Planning Board referred the complete application to the Putnam County Division of Planning and Development on 12/12/11 for its review under §239-n of Article 12-B of the General Municipal Law; and,

WHEREAS, the Planning Board has confirmed that the requirements of the State Environmental Quality Review Act (SEQRA) have been met and adopted a Negative Declaration on February 6, 2012, which was affirmed on July 22, 2013, 2015; and

WHEREAS, pursuant to Section 280-a(4) of the Town Law of the State of New York, the Proposed Project received Town Board Approval for an Open Development Area on February 19, 2005; and,

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 123, "Subdivision of Land," of the Town Code, the Planning Board hereby grants Preliminary Plat approval for the Proposed Project, 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 Project, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast). Approval of the Preliminary Plat shall not constitute approval of the Final Plat, but, instead, shall be deemed an expression of approval of the design submitted on the Preliminary Plat as a guide to the preparation of the Final Plat, which shall be submitted for approval of the Planning Board and for recording upon fulfillment of the requirements of Chapter 123 of Town Code.

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 shall provide any and all deed easements and road dedications, as noted on the subdivision drawings and where applicable, to the satisfaction and approval of the Town Attorney prior to approval of the Final Plat. The Applicant shall provide to the Town copies of all legal agreements relating to ongoing maintenance of all stormwater management facilities on private property.
3. An easement and maintenance agreement for the private road shall be submitted to the Planning Board and Town Attorney for review prior to the issuance of Final Subdivision Approval.
4. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by himself or his representatives in relation to approval of the Proposed Project.

5. The Applicant shall submit legal documents relating to construction operation and maintenance of stormwater practices to the Town Attorney for review and approval.
6. The Applicant shall submit a complete application for Final Plat approval within six (6) months of the date of this resolution.
7. Prior to submission of the Final Plat the Applicant shall obtain approval of all street names from the Town Board (§123-35.E) and Town Assessor (§54-A.4).

Additional Approvals or Agency Review

1. The Applicant shall obtain approval from the New York City Department of Environmental Protection (NYCDEP) for the Stormwater Pollution Prevention Plan and Piping, Crossing and Diversion Permit prior to approval of the Final Plat. Copies of the final approvals shall be provided to the Town of Southeast Planning Board.
2. The Applicant shall obtain wetland permit approval from the NYSDEC prior the approval of the Final Plat.
3. The issuance of a Notice of Termination in accordance with GP-0-15-002 for the project will not be issued until all stormwater measures in the Stormwater Pollution Prevention Plan are completed and all sites are fully stabilized.
4. The Applicant shall obtain approval from the Putnam County Department of Health prior to approval of the Final Plat.

UPON ROLL CALL VOTE:

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

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
RESOLUTION
SITE PLAN APPROVAL**

INTRODUCED BY: LaPerch DATE: February 12, 2108
 SECONDED BY: Armstrong

WHEREAS, McDONALDS as the Applicant/Owner of certain properties located 1618-1624 Route 22 in the SR-22 Zoning District in Town of Southeast and known and designated as Tax Map Number 46.-2-39 has submitted an application for Site Plan approval for a proposed minor site plan amendment for ADA accessibility in parking area (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 1/22/18, 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
A1.1, Floor Plan, prepared by Core States	6/13/17
A2.1, Elevations, prepared by Core States	6/13/17
A2.2, Elevations, prepared by Core States	6/13/17
C1, Preliminary Site Plan, Cover Sheet, prepared by Core States	3/30/17; 12/15/17
C2, Preliminary Site Plan, General Notes, prepared by Core States	3/30/17; 12/15/17
C3, Preliminary Site Plan, Demolition and Erosion & Sediment Control Plan, prepared by Core States	3/30/17; 12/15/17
C4, Preliminary Site Plan, Site Plan, prepared by Core States	3/30/17; 12/15/17
C5, Preliminary Site Plan, Grading & Utility Plan, prepared by Core States	3/30/17; 12/15/17
C6, Preliminary Site Plan, Construction Details, prepared by Core States	3/30/17; 12/15/17
C7, Preliminary Site Plan, Construction Details, prepared by Core States	3/30/17; 12/15/17
C8, Preliminary Site Plan, Construction Details, prepared by Core States	3/30/17; 12/15/17
C9, Preliminary Site Plan, Construction Details, prepared by Core States	3/30/17; 12/15/17
LA, Preliminary Site Plan, Landscape Plans, prepared by Core States	3/20/17; 12/15/17
Topographic Survey, Part of Lot 39, Block 2, Map 46, prepared by Gallas Surveying Group	3/29/17
Memorandum to Chairman LaPerch from NYC Department of Environmental Protection	11/21/17
Memorandum to Chairman LaPerch from NYS Department of Transportation	11/9/17

; 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 1/26/18 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

NOW THEREFORE BE IT RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 138, "Zoning," 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 McDonalds 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 2018 construction costs. If the construction is not begun during the calendar year 2018, 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>absent</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>absent</u>
E. Larca, Boardmember	<u>yes</u>		

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

February 13, 2018

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

RE: **MCDONALDS**, 1618-1624 Route 22, TAX MAP ID 46.-2-39

Dear Boardmembers:

At the 2/12/18 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 Landscaping.

<u>PROJECT</u>	<u>BOND AMOUNT</u>
McDonalds	\$ 1,080.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all landscaping, which totals \$5400.00. The bond required is 20% of the cost of landscaping, which is \$1,080.00.

Inspection Fees, based on the total cost of these improvements, in the amount of \$750.00, 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
CORE STATES
Planning Board File



February 8, 2018

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

Re: McDonald's
1620 Route 22
Bond Estimate
NLJ #0001-1006

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for landscaping improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for the proposed landscaping improvements totals \$5,400. Of the estimated \$5,400, 20% or \$1,080 is recommended to be posted as a landscaping bond.

Additionally, in that the calculated inspection fee based on 4% of Site Development Costs is less than the minimum required inspection fee as set forth in the "Town of Southeast, Planning Board Fee Schedule", the minimum required fee of \$750 should be provided.

In that no significant soil disturbance will occur as a result of this work, a performance bond estimate for erosion & sediment controls and site restoration is not required.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

A handwritten signature in black ink, appearing to read 'J.M. Dillon', written over a horizontal line.

Joseph M. Dillon, P.E.

JMD:jmd

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

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, INC.
Consulting Engineers
Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS

Project: McDonald's
1620 Route 22
Southeast, New York

Done by: JMD
Date: 2/8/2018

Project No.: 0001-1006

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	THORNLESS HONEY LOCUST (<i>Gleditsia triacanthos</i>)	\$483.71	EACH	7	\$3,385.97
2	COMPACT PFITZER JUNIPER (<i>Juniperus chenensis</i>)	\$54.44	EACH	8	\$435.52
3	ANTHONY WATERER SPIREA (<i>Spiraea bumalda</i>)	\$56.44	EACH	14	\$790.16
4	LITTLE PRINCESS SPIREA (<i>Spiraea japonica</i>)	\$57.59	EACH	14	\$806.26
Subtotal:					\$5,417.91
SAY					\$5,400.00