



March 5, 2018

Town of Southeast Planning Board
One Main Street
Brewster, New York 10509

RE: Stateline Retail Center Site Plan Re-Approval
U.S. Route 6
Tax Map No. 68.-2-48.2

Dear Chairman LaPerch and Members of the Board:

The subject project was approved by the Planning Board for a Site Plan, Special Permit and Wetland Permit on June 6, 2014. The Board granted 1 year extension of approvals on May 11, 2015, March 21, 2016, and May 9, 2017. The current approval will expire June 9, 2018.

This project is being submitted for re-approval of a Site Plan, Special Permit, and Wetland Permit. The applicant proposes no changes to the improvements shown on the site plans, nor have there been any changes in the environmental conditions, since the last extension date of May 9, 2017. As part of the revisions to the Town Code since the last re-approval, the subject property which was formerly located within the GC-2 Zone is now located within the SR-6 Zone. The site plan drawings and the zoning requirements (as shown on Drawing SP-1) have been updated accordingly.

Enclosed are the following:

- Site Plan Drawings (16 Sheets Total), dated March 5, 2018.
- Town of Southeast Application for Site Plan/Special Permit/Wetland Permit, dated March 5, 2018.
- Town of Southeast Site Plan Application Submission Checklist
- Statement of Use, revised March 5, 2018.
- Stateline Retail Center State - Evaluation of Potential Impacts, revised March 5, 2018.
- Site Plan Fee of \$750.00 (Check No. 1335).
- Special Permit Fee of \$500.00 (Check No. 1336).
- Wetland Fee of \$2,418.00 (based on 1.76 acres of onsite wetland buffer disturbance) (Check No. 13377).
- Escrow Fee of \$2,000.00 (Check No. 1338).

We respectfully request this project be placed on the March 26, 2018 Planning Board agenda for review and discussion of the re-approval of the Site Plan, Special Permit, and Wetland Permit and the re-affirmation of the previously adopted SEQRA findings.

Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/jll

Enclosures

cc: Planning Board Members (7)
Ashley Ley, AICP
Thomas H. Fenton, P.E.
Mike Bruen, Highway Superintendent
Stephen W. Coleman
Paul Camarda, PLI, LLC

Insite File No. 03157.100

Town of Southeast
Application for Site Plan Approval/Special Permit/Wetland Permit/
~~**Subdivision Approval/Lot Line Adjustment/Conditional Use Permit**~~

Applicant Information:

Applicant Name: P.L.I. LLC
(If a proprietorship or partnership, give name of owners. If a corporation, give name of officers)
 Address: 1699 Route 6, Suite 1, Carmel, NY 10512
 Phone Number: (845) 228-1400 Fax: (845) 228-5400
 E-mail: crillc@comcast.net
 Applicant's Relationship to property: Owner

Name of Property Owner
(if different from above): _____
 Address: _____
 Phone Number: _____ Fax: _____
 Has the property owner been notified of the proposed action? Yes: X No: _____

Applicant's Primary Representative (Architect/Engineer/Lawyer): Jeffrey J. Contelmo, PE
 Address: Insite Engineering, Surveying & Landscape Architecture, P.C. 3 Garrett Place, Carmel, NY 10512
 Phone Number: (845) 225-9690 Fax: (845) 225-9717
 E-mail: jcontelmo@insite-eng.com

Application Information:

Project Name: Stateline Retail Center
 Address: US Route 6
 Land is recorded by Deed or Deeds in the County Clerk's Office as follows:
 Date 4/18/08 & 4/24/08 Liber: 1802 Page: 142 & 136 (Respectively)
 Tax Map No(s): 68 Block No(s): 2 Parcel No(s): 48.2
 Acres: 37.2 +/- Number of Parcels: 1
 Zoning District: SR-6 School District: Brewster Central

Are there any waivers of Town of Southeast regulations required for this Project?
(If yes, please request in writing and specify the code section in your request.) Yes: X No: _____

Does the project site contain wetlands, wetland buffers, or other controlled areas
 as defined by Chapter 78 of the Code of the Town of Southeast? (If yes, please
 complete the Wetland Permit Section) Yes: X No: _____

Wetland Permit:

Type of area and acreage to be affected: 0.58 AC +/- offsite
1.87 AC +/- onsite
 Wetland: 0 AC Watercourse: 0 AC Wetland Buffer: 2.45 AC +/- total
 Description of the Proposed Activity: See Attached Cover Letter

Disclosure Statement (pursuant to Section 809 of the General Municipal Law)

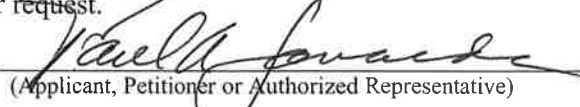
A. Nature and Extent of Interest of any State Official or Municipal Officer or Employee in this Application, Petition, or Request (set forth in detail):

None

B. Statement that no State Official or Municipal Officer or Employee in this Application, Petition, or Request:

None

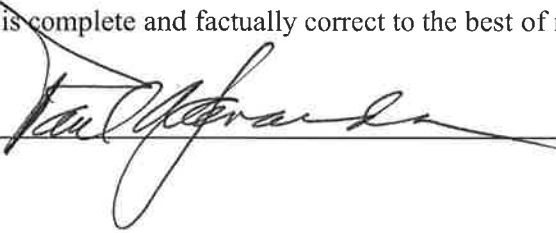
The undersigned Applicant, Petitioner or Person (Firm) making this request certifies by signature on this Disclosure Statement that, in accordance with the Provisions of §809 of the General Municipal Law, except as stated in A above, no State Officer, or any officer or employee of the Town of Southeast or any municipality of which the Town is a part has any interest in the person or firm (partnership or association) making the above application, petition, or request.

Signed: 
(Applicant, Petitioner or Authorized Representative)

By: Paul Camarda, Managing Member
(Name and Title)

Date: 3/5/18

The above information is complete and factually correct to the best of my knowledge:

Applicant's Signature  Date 3/5/18

FOR OFFICE USE ONLY (DO NOT WRITE BELOW THIS LINE):

Identification of Application, Petition, or Request:

To (please check all that apply):

- Southeast Town Board
- Southeast Planning Board
- Southeast Zoning Board of Appeals

- Southeast Building Inspector
- Southeast Wetlands Inspector
- Architectural Review Board

For (please check all that apply):

- | | |
|---------------------------------------------|-------------------|
| <input type="checkbox"/> Site Plan Approval | Fee: _____ |
| <input type="checkbox"/> Special Permit | _____ |
| <input type="checkbox"/> Wetland Permit | _____ |

- | | |
|-----------------------------------------------|-------------------|
| <input type="checkbox"/> Subdivision Approval | Fee: _____ |
| <input type="checkbox"/> Lot Line Adjustment | _____ |

Date: _____ Total Application Fee: _____

DATELINE RETAIL CENT

MARCH 5, 2018

TOWN OF SOUTHEAST
SITE PLAN APPLICATION SUBMISSION CHECKLIST

All submissions must be made 15 working days in advance of the Planning Board meeting at which the site plan is to be presented. An application will not be deemed complete and placed on an agenda until the required information is submitted. The number and format of copies to be submitted is dependent upon the type of application. Please see the attached distribution list and *Town of Southeast Planning Board Schedule of Document Submission* for submittal instructions.

Sketch Plan Review (see §138-41.E(1))

- 1. List of contiguous property owners (including address, and tax lot, block and section number). ✓
- 2. Existing school, zoning and special district boundaries ✓
- 3. Boundaries of the property, building or setback lines, existing streets, and adjoining lot. Reservations, easements, and areas dedicated to the public use, if known, shall be shown. ✓
- 4. A list of all property owners within 500 feet of the zoning lot. ✓
- 5. A map showing the applicant's entire property and adjacent properties and streets, at a convenient scale, but not less than 200 feet to the inch, including the approximate location and dimensions of all existing and proposed structures add the location of all existing structures on adjacent properties and within 100 feet of the site boundary. ✓
- 6. All existing and proposed paved areas. ✓
- 7. The existing topography, lawns, meadows, shrubs and trees (general locations), watercourses and bodies of water, wetlands, rock outcrops and other prominent physical features. ✓
- 8. Areas to be left undisturbed by earthmoving machines. ✓
- 9. The existing pedestrian and vehicular circulation diagram for the site and immediate area. ✓
- 10. The outline of the project site overlaid on an aerial photograph. ✓
- 11. The name and address of the applicant and other planners, engineers, architects, surveyors and/or other professionals engaged to work on the project. Where the applicant or owner is a corporation, the Planning Board may require the names and addresses of all officers, directors and principal stockholders of said corporation. ✓

Preliminary Plan Review (see §138-41.E(2))

- 1. Legal data. ✓
- 2. Site maps at a scale of not less than 50 feet to the inch. ✓
- 3. The location of existing buildings, watercourses, marshes, rock outcrops, wooded areas, single trees with a diameter of eight inches or more, measured three feet above the base of the trunk, and other significant existing features on the premises and within a distance of 200 feet of all property lines thereof. ✓
- 4. A written "Statement of Use" certified by the applicant, describing in detail the nature and extent of the proposed use and occupancy, the provision to be made for water supply, sewage traffic generation and the impact upon adjoining property, the neighborhood and community facilities and services. The statement of use shall include a schedule indicating the area of the lot, the floor area of buildings and structures, the ground coverage by buildings and structures, the total ground coverage by buildings and other structures, paving and outside storage areas and the computations of required off-street parking and ✓

- loading spaces. ✓
5. Preliminary plans, elevations and sections of proposed structures and roads, showing the proposed location, use and design of all buildings and structures, including any proposed division of buildings into units of separate occupancy and location of drives thereto, and showing the proposed location of all roads, pedestrian walkways and fire lanes; title of development, date, North point, scale, name and address of record owner and of the engineer, architect, and land planner or surveyor preparing the site development plan. ✓
 6. All means of vehicular access and egress to and from the site onto public streets. ✓
 7. The location and layout of any off-street parking or loading areas. ✓
 8. The location of all proposed waterlines, valves and hydrants and sewer lines or of alternative means of water supply and sewage disposal and treatment. ✓
 9. An outdoor lighting plan in compliance with § 138-104C. ✓
 10. Preliminary grading and landscaping plan with contours at an interval not exceeding two feet, or equivalent ground elevations and the location, depth and results of soil samples, test borings, test pits and seepage tests. ✓
 11. The extent and amount of cut and fill for all disturbed areas, including before and after profiles of typical development areas, parking lots and roads. ✓
 12. A stormwater pollution prevention plan prepared in compliance with New York State Department of Environmental Conservation standards for Phase II stormwater regulations and/or New York City Department of Environmental Protection Watershed Rules and Regulations. ✓
 13. The proposed location, size, color and illumination of proposed signs. ✓
 14. An erosion and sediment control plan prepared in compliance with New York State Department of Environmental Conservation Phase II standards. ✓
 15. The location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences. ✓
 16. The location of any outdoor storage, including solid waste receptacles. ✓
 17. Detailed breakdowns of all proposed floor space by type of use. ✓
 18. In an OP-1, OP-2, OP-3, ED-1 or ED-2 District, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and the proposed method of disposal of such wastes or by-products. ✓
 19. Environmental Assessment Form (EAF) N/A
 20. Architectural plans of all proposed buildings, structures, signs and outdoor storage facilities, which plans may be preliminary in form but shall include exterior building materials, color, height, bulk, roofline, ornamentation, interior uses and general character and with the exception of signs and outdoor illumination facilities, shall be prepared by and bear the seal of an architect or professional engineer licensed to practice in the State of New York. Such plans shall meet the approval of the Planning Board. N/A
 21. The preliminary landscaping plan. ✓

Wetland Permit (see §78-3.D)

1. The names of the owners of record of the land on which the activity is to be conducted and all adjacent owners. ✓
2. A detailed description of the proposed activity. ✓
3. A map showing the controlled area affected and any wetlands or water courses therein, and the location extent and nature of proposed activity. Said map shall be prepared and certified by a licensed surveyor, professional engineer or professional architect and show contours at two foot intervals, stone walls, fence lines, tree lines and other major features of the land. ✓
4. The names of all known claimants of water rights in or adjacent to the wetlands or watercourses. ✓

Final Review (see §138-41.E(3)) **TO BE PROVIDED LATER**

1. Legal data. _____
2. Statement of Use. _____
3. Final plans, including site plan, floor plans, elevations and sections of proposed structures. _____
4. Final grading plans. _____
5. Final landscaping plans. _____
6. Draft Environmental Impact Statement (25 copies, if required). _____
7. A written program setting forth the proposed sequence and time schedule for construction, completion and occupancy of the various elements and any phases of the project. _____
8. All proposed streets with profiles indicating grading. _____
9. Cross-sections showing width of roadway, location and width of sidewalk and location and size of utility lines, according to the standards and specifications established or approved by the Town Engineer. _____
10. Upon final approval, 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. _____

NOTE: This checklist is provided as a convenience, it is not a substitute for consulting the Code of the Town of Southeast. All applicants should review the relevant code sections and are responsible for all information contained therein.



Statement of Use

**STATELINE RETAIL CENTER
U.S. Route 6, Town of Southeast
Tax Map #68.-2-48.2**

**May 8, 2009
Revised March 5, 2018**

The subject property contains 44± acres located in the SR-6 Zoning District on U.S. Route 6 in the Town of Southeast. The subject lot contains a mixture of woods and meadow, watercourses and two (2) Town-regulated wetlands. The meadow areas have been historically, and are currently, mowed for hay. There is an existing trail and bridge in the eastern portion of the site and a paved apron off of U.S. Route 6 near the meadow across from Joe's Hill Road. There are no other improvements to the subject property.

A 2-lot commercial subdivision was approved for the subject property and the plat was filed with the Putnam County Clerk's Office on March 23, 2010. This application pertains to the portion of the subdivision known as Lot 2. Lot 2 contains 37.2 acres ± and a Large Retail Establishment, as defined in the Southeast Zoning Code, consisting of 184,800 s.f. of large retail space with 11,000 s.f. on a second floor for community use (1,500 s.f.), a management office, and office/personal service uses, associated parking, subsurface sewage treatment system, well, and stormwater management areas.

The anticipated vehicular trips and traffic and transportation analyses are detailed in the Environmental Impact Statement previously submitted. The impacts on adjoining property, the neighborhood, or community facilities and services as a result of this project are addressed in the Environmental Impact Statement submitted separately.

The schedule, as required by Section 138-41E(2)(c)[1], is as follows:

	Required/Permitted	Provided Lot 2
Minimum Lot Area	30,000 s.f./35 ac. ¹	37.2 ac ±
Maximum Floor Area Ratio:	0.40/0.15 ²	0.12 ±
Maximum Building Coverage:	15%	11.3% ±
Maximum Lot Coverage:	45%	36% ±
Parking Computations:		
184,800 SF Retail:	740 spaces	740 spaces
Loading Computations:		
184,800 SF Retail:	5 spaces	7 spaces

1 The minimum Lot Area for Retail and Office is 30,000 s.f. The minimum Lot Area for Large Retail is 35 acres.
2 The minimum F.A.R. for Retail and Office is 0.40. The minimum F.A.R. for Large Retail is 0.15.



**STATELINE RETAIL CENTER
U. S. Route 6, Town of Southeast, New York
Tax Map Number 68.-2-48.2**

Evaluation of Potential Impacts
Final Site Plan Re-Approval Application

March 28, 2014
Revised March 5, 2018

The applicant is seeking Site Plan re-approval for the Stateline Retail Center. In anticipation of the Planning Board requesting that the applicant offer a statement relative to any modifications to the project, or changes in the area envisions, as they relate to the State Environmental Quality Review (SEQR) Findings Statement adopted by the Planning Board on September 28, 2009, and reaffirmed on April 28, 2014.

The proposed overall layout, building coverage and square footage, number of parking and loading spaces, areas designated for subsurface sewage treatment system, stormwater management system, and total overall limits of disturbance for the subject property have not changed since Final Site Plan Approval was granted by the Planning Board on June 6, 2014. Also note that the Final Subdivision Plat was filed with the Putnam County Clerk's Office on March 23, 2010 (prior to the April 28, 2014 Final Site Plan Approval).

Please find below the Evaluation of Potential Impacts outlined in the SEQR Findings Statement and our statements in bold text below each listed impact.

EVALUATION OF POTENTIAL IMPACTS

LAND USE, ZONING, PUBLIC POLICY, AND COMMUNITY CHARACTER

Land Use

No changes were made to the proposed layout, buildings, berms, landscaping, or other proposed features since the Planning Board granted Final Site Plan Approval.

It is understood that the Town of Southeast has undergone revisions to the Comprehensive Plan, but that the proposed revisions at present do not affect the proposed uses for the subject project.

Zoning

No changes have been made to the proposed project since subsequent to the granting of Final Site Plan Approval by the Planning Board in April 2014. The Gateway Commercial (GC-2) Zone in which the subject property is located has been revised to the Special Route 6 (SR-6) Area District. It is our understanding that the only revisions to the bulk requirements deal with the requirements for road frontage, lot depth and width (all of which the permitted minimum requirements were lessened).

A variance for the manufactured slopes was obtained from the ZBA on February 22, 2010.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717

www.insite-eng.com

In addition, variances were obtained from the ZBA on March 15, 2010 and April 19, 2010 for the size and number of building-mounted and monument signs required for the project. Note that Local Law No. 2 of 2013 amending Chapter 138, Article XII, “Signs” is less restrictive, making the proposed project signs more conforming.

A Special Permit was granted by the Town Board on December 10, 2009 for the retail uses on Lot 2 (Large Retail Establishment). No changes were made to the project subsequent to the granting of Final Site Plan Approval by the Planning Board.

No changes have been made to the proposed project relative to incorporating design concepts, building materials and colors that will result in a retail center in the Town of Southeast that provides a regionally appropriate architectural palette in keeping with the intent of the Special Permit criteria for Large Retail Establishments.

Public Policy

No changes have been made to the proposed project relative to its consistency with zoning, and the objectives of the Town’s current and proposed Comprehensive Plans’ Gateway and Entrance Corridor and the Croton Plan.

Community Character

No changes were made to the proposed gateway enhancement features.

COMMUNITY SERVICES

Police Protection

No changes have been made relative to the anticipated provision of police protection for the project site.

Fire Protection

No changes have been made relative to the anticipated provision of fire protection for the proposed project.

Emergency Medical Services

No changes have been made relative to the anticipated provision of emergency medical services for the proposed project.

ECONOMIC CONDITIONS

The project is still expected to have an overall positive economic effect on nearby commercial centers and the Town of Southeast in general.

CULTURAL RESOURCES

Implementation of mitigation measures for the protection of historic resources identified on the project site is still proposed for the project.

NATURAL RESOURCES

Protection of open space for woodland species habitat and enhancement of the site in the form of native landscaping are still proposed for the project.

GEOLOGY

Implementation of mitigation measures relative to the impacts to onsite soils and slopes disturbances are still proposed for the project.

WATER RESOURCES AND WETLANDS

Wetlands

Implementation of mitigation measures relative to the impacts to onsite and offsite wetlands and their associated control areas are still proposed for the project. Based on NYSDEC EAF Mapper, dated March 2, 2018, the NYSDEC Environmental Resource Mapper and the Stateline Wetlands Memorandum prepared by Steve Marino, PWS, of Tim Miller Associates, Inc., dated March 28, 2014, the onsite wetlands appear to have not changed since the April 2014 Final Site Plan Approval.

Watercourses

Implementation of mitigation measures relative to the impacts to onsite and offsite watercourses and their associated control areas are still proposed for the project.

STORMWATER MANAGEMENT

No changes have been made to the proposed project relative to stormwater management compliance with the Town of Southeast, the New York City Department of Environmental Protection (NYCDEP), and the New York State Department of Environmental Conservation (NYSDEC). The project currently has a valid SWPPP approval from the NYCDEP, and currently has coverage under the NYSDEC SPDES General Permit For Stormwater Discharges from Construction Activity.

TRAFFIC AND TRANSPORTATION

Tim Miller Associates provided updated spot traffic counts at key locations in 2014 during the previous re-approval process to assure there has not been a significant change in the original traffic analysis. We anticipate similar traffic counts in present conditions based on traffic counts as highlighted on the attached NYSDOT 2016 Traffic Volume Report that illustrates the previous years' counts along the Route 6 corridor between Route 121 and the Connecticut State Line.

AIR QUALITY

No changes have been made to the proposed project relative to anticipated air quality impacts.

NOISE

No changes have been made to the proposed project relative to anticipated noise impacts.

CONSTRUCTION

No changes have been made to the proposed project relative to anticipated impacts associated with construction activities.

INFRASTRUCTURE AND ENERGY

Sanitary Sewage

No changes have been made to the proposed project relative to sanitary sewage. The project currently has valid, up-to-date approvals for a Sewer Collection and a Subsurface Sewage Treatment System from the Putnam County Department of Health (PCDOH), and for a Sewer SPDES Permit from the New York State Department of Environment Conservation (NYSDEC).

Water Supply

No changes have been made to the proposed project relative to water supply. The project currently has a valid, up-to-date approval for a Water System from the Putnam County Department of Health (PCDOH).

Electrical Supply

No changes have been made to the proposed project relative to electrical demands or supply.

GROWTH INDUCEMENT AND CUMULATIVE IMPACTS

No changes have been made to the proposed project relative to the expectation to generate full-time jobs, induce growth and strengthen the local economy.

ENERGY CONSUMPTION AND CONSERVATION

No changes have been made to the proposed project relative to the anticipated impacts to energy consumption and conservation.

ALTERNATIVES

No additional alternatives have been requested or provided.