

September 5, 2018

Southeast Planning Board
1 Main Street
Brewster, NY 10509-1401

Attn: Mr. Tom LaPerch, Chairman

Re: Southeast Executive Park
Amended Site Plan

Dear Members of the Board:

Enclosed in the referenced matter are the following items:

- 1) Letters from the following neighboring property owners providing conceptual agreements to the intent of the proposed project:
 - a) Town of Southeast, dated June 22, 2018
 - b) NYSEG, dated May 15, 2018
 - c) Highlands Center, LLC, dated August 1, 2018
- 2) Application for (Amended) Site Plan Approval, revised date September 4, 2018
- 3) Short Environmental Assessment Form (SEAF)
- 4) Letter to New York City Department of Environmental Protection (NYCDEP), dated 8/31/2018
- 5) Project Plans, Dwgs. #1-10, dated last revised 8/31/18
- 6) Stormwater Pollution Prevention Plan (SWPPP), dated last revised August 31, 2018
- 7) CD containing submitted documents/plans

In accordance with review memorandums from the Town Planner and Engineer, we offer the following responses:

A. Memo by Ashley Ley, AICP, dated March 23, 2018

1. Reference is now made to Sec. 138-66D.(1) of the Zoning Code under a Zoning Schedule which has been added to Dwg. #1.
2. Letters of conceptual agreement from involved property owners are enclosed herewith.
3. The enclosed Site Plan Application has been revised to list the involved property owners.
4. The involved property owners are now listed under Site Data on Dwg. #1.

Site Design ♦ Environmental

5. A Zoning Schedule has been added to Dwg. #1 providing required and provided parking setbacks and the provision for exceptions in Sec. 138-66D.(1) of the Zoning Code.
6. The enclosed SEAF was prepared using the New York State Department of Environmental Conservation (NYSDEC) EAF Mapper Resource.
7. A Landscaping Plan is now included on Dwg. #10.
8. A Lighting Plan is now included on Dwg. #9.
9. Sidewalks are now shown for pedestrian access from the proposed parking to the building.

B. Memo by Joseph Dillon, P.E., dated March 21, 2018

1. As suggested, sidewalks are now proposed from the proposed parking to the building.
2. The site plan drawings now include landscaping (Dwg. #10), lighting (Dwg. #9), erosions and sediment controls (Dwgs. #4 & 8). The enclosed SWPPP has also been forwarded to the NYCDEP under the enclosed letter of August 31, 2018 from our office. Please note that the former plan to widen the driveway to Southeast Executive Park has been deleted. There is currently no practical means to capture and reduce runoff from the widening.

We would appreciate your scheduling the project for review and setting of a public hearing at the next available meeting of the Planning Board.

Very truly yours,



Joseph J. Buschynski, P.E.

JJB/mme
Enclosures

cc: Planning Board members (w/encls./reduced size plans)
T. Fenton, P.E.; N.L. Jacobson Associates (w/encls./CD)
A. Ley, AICP; AKRF (w/encls./CD)
T. Hay, Supervisor, Town of Southeast
M. Bruen, Highway Supt., Town of Southeast
A. Getz, Vanguard Investors, Ltd. (w/encls. on CD)
File