
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

January 28, 2019

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

REGULAR SESSION:

- 1. NEW CINGULAR WIRELESS - AT&T, 185 Rte. 312, Tax Map ID 45.-1-3** – Review of an Application for Exemption from Site Plan and Conditional Use Permit Review
- 2. NEW CINGULAR WIRELESS - AT&T, 300-310 Route 22, Tax Map ID 78.-1-31** – Review of an Application for Exemption from Site Plan and Conditional Use Permit Review
- 3. PUTNAM BUSINESS PARK ADDITION, 1689 Route 22, Tax Map ID 46.-3-17** – Review of an Application for Final Approval for a Site Plan Amendment
- 4. Approve Meeting Minutes from January 14, 2019**

**January 23, 2019/VAD
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 PLANNING BOARD
RESOLUTION TO EXEMPT
SITE PLAN AND CONDITIONAL USE PERMIT APPROVAL (§138-54.1.B(3))**

INTRODUCED BY:

DATE: January 28, 2019

SECONDED BY:

WHEREAS, the Planning Board of the Town of Southeast is in receipt of a request for an exemption by **New Cingular Wireless – AT&T** for a like-kind antenna replacement at a wireless telecommunications services facility located at 185 Rte. 312, Tax Map No. 45.-1-3, in the Town of Southeast; and

WHEREAS, the Applicant proposes to replace transmission equipment at a centerline height of approximately 47’ 6” on the existing rooftop cellular facility, and to replace associated unmanned equipment within an existing equipment room inside the building; and

WHEREAS, the Planning Board is in receipt of the following drawings and documents related to the Exemption Request, and has caused same to be reviewed by its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
Letter to Chairman LaPerch from Anthony Morando of Cuddy & Feder, with supporting materials	Dated 1/4/19
Set of eight (8) drawings entitled “AT&T Mobility Corp., FA Number 10109287 / Site ID: NYNYNY0164, Site Name: Southeast I, 100 Southeast Executive Park, Brewster, NY 10509	Dated 1/2/19

WHEREAS, the Planning Board has determined on the basis of its own review and the review comments that it has received from its consultants, that all proposed improvements are would reduce the overall bulk of the tower, and are consistent with the existing Conditional Use Permit for the facility;

NOW, THEREFORE be it RESOLVED, the Planning Board is empowered under §138-54.1B(3) to exempt the requirements for Conditional Use approval and related Site Development Plan approval for the location of antennas upon existing and approved structures, as appropriate) and finds that:

1. The addition involves the installation of antennas or other equipment clearly indicated as part of the original approval for the communication tower and facilities, including approved additional users and collocation of approved equipment and including approved accessory structures (§138-54.1B(3)(a));
2. The addition of the replacement antennas or other equipment shall not result in any increase in the total height of the structure, as originally approved, including the height of any antenna protruding above the tower facility or other structure (§138-54.1B(3)(b));
3. The addition of replacement antennas or other equipment onto an existing tower facility shall not result in any increase in bulk (i.e., volume) greater than 25% over the total bulk of antennas or other equipment approved for installation on said tower as per the original approval of said tower facility (§138-54.1B(3)(c));

4. The removal of the existing antennas or other equipment shall result in a net reduction in the bulk (i.e., volume) of the total bulk of antennas or other equipment approved for installation on said tower as per the original approval of said tower facility. The removal of the existing antennas shall not result in any significant alteration of the remaining antennas or equipment on the tower structure (§138-54.1B(3)(d));
5. The addition of the replacement antennas shall not include the construction of any new accessory structures such as equipment buildings, fencing or other site improvements unless such accessory structures or improvements are clearly indicated as part of the original approval for the communications tower and facilities (§138-54.1B(3)(e));
6. The existing structure previously obtained a conditional use approval for a telecommunications tower or facility (§138-54.1B(3)(f));

NOW THEREFORE, be it RESOLVED, the Planning Board finds that the application from New Cingular Wireless – AT&T is consistent with the original approval and is exempt from Site Development Plan Approval and Conditional Use Approval.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>YES</u>
D. Armstrong, Boardmember	<u>yes</u>	E. Cyprus, Boardmember	<u>Absent</u>
M. Hecht, Boardmember	<u>yes</u>	J. Gress, Boardmember	<u>yes</u>
J. King, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST PLANNING BOARD
RESOLUTION TO EXEMPT
SITE PLAN AND CONDITIONAL USE PERMIT APPROVAL (§138-54.1.B(3))**

INTRODUCED BY:

DATE: January 28, 2019

SECONDED BY:

WHEREAS, the Planning Board of the Town of Southeast is in receipt of a request for an exemption by **New Cingular Wireless – AT&T** for a like-kind antenna replacement at a wireless telecommunications services facility located at 300-310 Route 22, Tax Map No. 78.-1-31, in the Town of Southeast; and

WHEREAS, the Applicant proposes the replacement and installation of antennas and associated equipment at the existing centerline height of 100 feet on an existing 100 foot tall tower, and to replace and install transmission equipment at the base of the tower and within the existing fenced compound; and

WHEREAS, the Planning Board is in receipt of the following drawings and documents related to the Exemption Request, and has caused same to be reviewed by its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
Letter to Chairman LaPerch from Anthony Morando of Cuddy & Feder, with supporting materials	Dated 1/18/19
Set of eight (8) drawings entitled "AT&T Mobility Corp., FA Number 10108049 / Site ID: NYCNNY5488, Site Name: Orchard Hill, 300-310 Route 22, Brewster, NY 10509,	Dated 1/8/19

WHEREAS, the Planning Board has determined on the basis of its own review and the review comments that it has received from its consultants, that all proposed improvements are would reduce the overall bulk of the tower, and are consistent with the existing Conditional Use Permit for the facility;

NOW, THEREFORE be it RESOLVED, the Planning Board is empowered under §138-54.1B(3) to exempt the requirements for Conditional Use approval and related Site Development Plan approval for the location of antennas upon existing and approved structures, as appropriate) and finds that:

1. The addition involves the installation of antennas or other equipment clearly indicated as part of the original approval for the communication tower and facilities, including approved additional users and collocation of approved equipment and including approved accessory structures (§138-54.1B(3)(a));
2. The addition of the replacement antennas or other equipment shall not result in any increase in the total height of the structure, as originally approved, including the height of any antenna protruding above the tower facility or other structure (§138-54.1B(3)(b));
3. The addition of replacement antennas or other equipment onto an existing tower facility shall not result in any increase in bulk (i.e., volume) greater than 25% over the total

bulk of antennas or other equipment approved for installation on said tower as per the original approval of said tower facility (§138-54.1B(3)(c));

4. The removal of the existing antennas or other equipment shall result in a net reduction in the bulk (i.e., volume) of the total bulk of antennas or other equipment approved for installation on said tower as per the original approval of said tower facility. The removal of the existing antennas shall not result in any significant alteration of the remaining antennas or equipment on the tower structure (§138-54.1B(3)(d));
5. The addition of the replacement antennas shall not include the construction of any new accessory structures such as equipment buildings, fencing or other site improvements unless such accessory structures or improvements are clearly indicated as part of the original approval for the communications tower and facilities (§138-54.1B(3)(e));
6. The existing structure previously obtained a conditional use approval for a telecommunications tower or facility (§138-54.1B(3)(f));

NOW THEREFORE, be it RESOLVED, the Planning Board finds that the application from New Cingular Wireless – AT&T is consistent with the original approval and is exempt from Site Development Plan Approval and Conditional Use Approval.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

absent

M. Hecht, Boardmember

yes

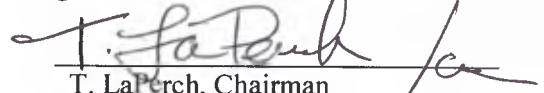
J. Gress, Boardmember

yes

J. King, Boardmember

yes

The resolution was passed by a vote of 6 to 0, with 1 absent.


T. LaPerch, Chairman
Southeast Planning Board

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

INTRODUCED BY: T. LaPerch
SECONDED BY: M. Hecht

DATE: January 28, 2019

WHEREAS, PUTNAM BUSINESS PARK as the Applicant/Owner of certain properties located 1689 Route 22 in the RC Zoning District in Town of Southeast and known and designated as Tax Map Number 46.-3-17 has submitted an application for Site Plan approval for a proposal to build a 4,000 sq. ft. addition on the northern side of an existing 28,900 sq. ft. office and general business building, and to demolish a 1,976 sq. ft. portion of the existing building. Additionally, the applicant proposes to grade and improve an asphalt parking area to the north of the existing building and proposed building addition, subsequently increasing the number of off-street parking spaces from 116 spaces to a total of 121 spaces (the "Proposed Project"); and,

WHEREAS, the existing "office" use is a permitted principal use and the existing "general business" use is a pre-existing non-conforming use within the RC Zoning District; and

WHEREAS, less than 2,200 square feet of the proposed 4,000 square foot addition would be dedicated to the "general business" use; 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 Action on or about 8/13/18, indicating that no environmental impact would exist; and

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 Secretary Desidero from James J. Jahn Engineering, P.C.	1/11/19
Statement of Use, prepared by James J. Jahn Engineering, PC	undated
Memorandum to Chairman LaPerch from James J. Jahn Engineering, PC	1/11/19
SWPPP, prepared by James J. Jahn Engineering, PC	January 2019
IP-1, Exterior Building Lighting Illumination Plan, prepared by JFM Architect	11/27/18
A-01, Proposed Plan, Building Elevations and Building Section, prepared by JFM Architect	10/24/18; 11/8/18
C-1, Cover Sheet & Notes, prepared by James J. Jahn Engineering, PC	1/10/19
C-2, Existing Conditions & Demolition Plan, prepared by James J. Jahn Engineering, PC	1/10/19
C-3, Layout & Materials Plan, prepared by James J. Jahn Engineering, PC	1/10/19
C-4, Partial Site Plan, Sheet 1, prepared by James J. Jahn Engineering, PC	1/10/19
C-5, Partial Site Plan, Sheet 2, prepared by James J. Jahn Engineering, PC	1/10/19
C-6, Site Details, prepared by James J. Jahn Engineering, PC	1/10/19

; 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 11/28/18 from the Architectural Review Board recommending approval of the architecture for the Proposed Action; and

WHEREAS, prior to submitting final plans for the Planning Board Chairman's signature, the applicant shall make the following changes:

1. Pursuant to the letter from the Town Engineer dated 1/24/19, the proposed stormwater basin shall be revised to maintain one foot of freeboard between the 100-year water surface elevation and the top of the embankment, and the spillway shall be reinforced with rip rap or turf reinforcement matting;
2. A revised statement of use shall be provided to the Planning Board for its files; and
3. The Project Data note on Sheet C-1 shall be updated identify the existing tenants and uses, which predominantly includes "office" and "general business" uses.

WHEREAS, pursuant to §138-11.D of the Code of the Town of Southeast, to reduce the adverse external affects of such nonconforming uses, the owner of the land, building or structure so used may be permitted to make limited changes to such building, structure or use in conjunction with a site plan review whereby, through landscaped screening and buffer areas, control of noise, smoke, odors, lighting, architectural changes, location and layout of parking areas and access drives or by any other appropriate means, these purposes may be achieved;

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board, pursuant to §138-11.D of the Code of the Town of Southeast, finds that the improvements to the subject property constitute a "limited change" whereby the traffic, circulation, and architectural improvements to the Project Site would reduce the adverse external affects of the pre-existing nonconforming use;

NOW THEREFORE BE IT FURTHER 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. Furthermore, where a proposed use would utilize an existing sewage disposal system and proposes no changes to such system, no building permit shall be issued until the Putnam County Department of Health has issued a determination of adequacy of the existing wastewater system.

5. The Proposed Action shall be constructed in coordination with the approved site improvements for the Putnam Business Park Addition 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 2019 construction costs. If the construction is not begun during the calendar year 2019, 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 yes
 D. Armstrong, Boardmember yes
 M. Hecht, Boardmember yes
 J. King, Boardmember yes

D. Rush, Vice Chairman yes
 E. Cyprus, Boardmember absent
 J. Gress, Boardmember yes

The resolution was passed by a vote of 6 to 0, with 1 absent.


 T. LaPerch, Chairman
 Southeast Planning Board

Town of Southeast

Planning Board
One Main Street
Brewster, NY 10509

January 29, 2019

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

RE: PUTNAM BUSINESS PARK ADDITION, 1689 Route 22, TAX MAP ID 46.-3-17

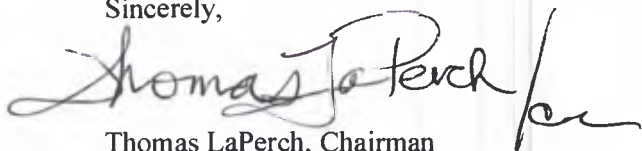
Dear Boardmembers:

At the 1/28/19 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>
PUTNAM BUSINESS PARK ADDITION	\$ 38,200.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$136,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$5,440.00, 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
James J. Hahn Engineering, PC
Planning Board File



Jacobson

January 24, 2019

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

Re: Putnam Business Park, LLC
1689 Route 22, Brewster, NY
Bond Estimate
NLJ #0001-1029

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 \$136,000.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above referenced Opinion of Probable Construction Costs, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$5,440.

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 \$38,200.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

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

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

OPINION OF PROBABLE CONSTRUCTION COSTS
 Performance Bond

Project: Putnam Business Park
1629 Route 22
Southeast, New York

Done by: JMD
Date: 1/24/2019

Project No.: 0001-1029

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CUT AND FILL WITH COMPACTION	\$8.23	C.Y.	1697	\$13,966.31
2	SINGLE CATCH BASIN	\$3,055.00	EACH	3	\$9,165.00
3	4" Ø HDPE UNDEDRAIN	\$28.30	L.F.	30	\$849.00
4	12" Ø HDPE	\$34.00	L.F.	310	\$10,540.00
5	12" HDPE FLARED END SECTION	\$407.00	EACH	2	\$814.00
6	ROUGH GRADE SUBGRADE - PARKING LOTS	\$1.20	S.Y.	1615	\$1,938.00
7	1-1/2" & 1-1/4" PROCESSED AGGREGATE BASE	\$47.44	C.Y.	330	\$15,655.20
8	FINE GRADE & ROLL BASE - PARKING LOTS	\$2.23	S.Y.	1615	\$3,601.45
9	BITUMINOUS CONCRETE	\$98.77	TON	464	\$45,829.28
10	PRECAST CONCRETE CURB (STRAIGHT)	\$17.50	L.F.	127	\$2,222.50
11	C.I.P CONC. WALK (5' Wide, 5" thick, 8" base)	\$12.00	S.F.	730	\$8,760.00
12	MODIFIED RIP RAP	\$66.40	C.Y.	7	\$464.80
13	GUIDE RAIL (METAL BEAM TYPE) Galv	\$24.00	L.F.	50	\$1,200.00
14	FURNISH AND SPREAD TOPSOIL TO 6"	\$6.68	S.Y.	2230	\$14,896.40
15	HYDROSEED (FERT. & MULCH)	\$0.57	S.Y.	2230	\$1,271.10
16	SILT FENCE	\$5.00	L.F.	350	\$1,750.00
17	SILT SACK (Catch Basin Insert - Regular Flow)	\$140.00	EACH	3	\$420.00
18	CONSTRUCTION ENTRANCE	\$1,253.00	EACH	1	\$1,253.00
19	PRECAST CONCRETE WHEEL STOPS	\$82.83	EACH	11	\$911.13
20	PARKING STALL LINE PAINTING	\$24.33	EACH	19	\$462.27
Subtotal:					\$135,969.44
SAY					\$136,000.00

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

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

Project: Putnam Business Park
1629 Route 22
Southeast, New York

Done by: JMD
Date: 1/24/2019

Project No.: 0001-1029

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	FURNISH AND SPREAD TOPSOIL TO 6"	\$6.68	S.Y.	4800	\$32,064.00
2	HYDROSEED (FERT. & MULCH)	\$0.57	S.Y.	4800	\$2,736.00
3	SILT FENCE	\$5.00	L.F.	350	\$1,750.00
4	SILT SACK (Catch Basin Insert - Regular Flow)	\$140.00	EACH	3	\$420.00
5	CONSTRUCTION ENTRANCE	\$1,253.00	EACH	1	\$1,253.00
				Subtotal:	\$38,223.00
				SAY	\$38,200.00