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## **TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**October 26, 2020 7:30 p.m.**

Please join from your computer, tablet or smartphone: When prompted, please type your full name

<https://us02web.zoom.us/j/81169353217>

**\*\*\* This meeting will be recorded \*\*\***

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### **PUBLIC HEARING:**

- 1. COMMERCIAL CAMPUS AT FIELDS CORNER, 51 Pugsley Road, Tax Map IDs (See Attachment - Exhibit A) – Continued Public Hearing to Consider Site Plan, Subdivision and Wetland Permit**

### **REGULAR SESSION:**

- 1. HARDSCRABBLE CLUB, 22 Sutton Place, Tax Map ID 78.-2-16.3 – Consider Application for Final Site Plan Approval and Bond Recommendation to Town Board**
- 2. BARRETT HILL, 41 Mt. Ebo Road North, Tax Map ID 46.-5-2 – Consider Recommendation to Town Board for Performance Bond**
- 3. REPORT AND RECOMMENDATION TO TOWN BOARD REGARDING CO-DESIGNATION OF PLANNING BOARD AS ARCHITECTURAL REVIEW BOARD**
- 4. ROUTE 22 MASTER PLAN AND ZONING STATUS UPDATE**
- 5. APPROVE MEETING MINUTES of September 14, 2020**
- 6. APPROVE MEETING MINUTES of September 28, 2020**

**Agenda Subject to Change  
October 20, 2020/VAD**

**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#>

**\*\*\* ZOOM MEETING INSTRUCTIONS \*\*\***

**New to Zoom?** Please download the free app now so you are ready when the meeting starts: <https://zoom.us/download>

**Please join from your computer, tablet or smartphone by clicking on this link:**

<https://us02web.zoom.us/j/81169353217>

This is the preferred method so you can see the documents and plans being discussed. When prompted, please provide your full name. If you are representing an application, please also provide the name of your firm.

**You can also dial in using your phone:**

**Call-in number:** +1 929 436 2866 US

**Meeting ID:** 811 6935 3217

**FROM YOUR SMARTPHONE**

One tap mobile

+19294362866,,81169353217# US (New York)

Dial by your location

+1 929 436 2866 US (New York)

Meeting ID: 811 6935 3217

Additional Zoom FAQs and tutorials:

<https://support.zoom.us/hc/en-us/categories/200101697-Getting-Started>

**Exhibit A**

#	Tax ID #	#	Tax ID #	#	Tax ID #
1	45-1-4	53	45-3-46	105	45-3-98
2	45-1-5-2	54	45-3-47	106	45-3-99
3	45-1-5-3	55	45-3-48	107	45-3-100
4	45-1-8-1	56	45-3-49	108	45-3-101
5	45-1-8-2	57	45-3-50	109	45-3-102
6	45-1-8-3	58	45-3-51	110	45-3-103
7	45-1-12	59	45-3-52	111	45-3-104
8	45-1-13	60	45-3-53	112	45-3-105
9	45-3-1	61	45-3-54	113	45-3-106
10	45-3-2	62	45-3-55	114	45-3-107
11	45-3-3	63	45-3-56	115	45-3-108
12	45-3-4	64	45-3-57	116	45-3-109
13	45-3-5	65	45-3-58	117	45-3-110
14	45-3-6	66	45-3-59	118	45-3-111
15	45-3-7	67	45-3-60	119	45-3-112
16	45-3-8	68	45-3-61	120	45-3-113
17	45-3-9	69	45-3-62	121	45-3-114
18	45-3-10	70	45-3-63	122	45-3-115
19	45-3-11	71	45-3-64	123	45-3-116
20	45-3-12	72	45-3-65	124	45-3-117
21	45-3-13	73	45-3-66	125	45-3-118
22	45-3-14	74	45-3-67	126	45-3-119
23	45-3-15	75	45-3-68	127	45-3-120
24	45-3-16	76	45-3-69	128	45-3-121
25	45-3-17	77	45-3-70	129	45-3-122
26	45-3-18	78	45-3-71	130	45-3-123
27	45-3-19	79	45-3-72	131	45-3-124
28	45-3-20	80	45-3-73	132	45-3-125
29	45-3-21	81	45-3-74	133	45-3-126
30	45-3-22	82	45-3-75	134	45-3-127
31	45-3-23	83	45-3-76	135	45-3-128
32	45-3-24	84	45-3-77	136	45-3-129
33	45-3-25	85	45-3-78	137	45-3-130
34	45-3-26	86	45-3-79	138	45-3-131
35	45-3-27	87	45-3-80	139	45-3-132
36	45-3-28	88	45-3-81	140	45-3-133
37	45-3-29	89	45-3-82	141	45-3-134
38	45-3-30	90	45-3-83	142	45-3-135
39	45-3-32	91	45-3-84	143	45-3-136
40	45-3-33	92	45-3-85	144	45-3-137
41	45-3-34	93	45-3-86	145	45-3-138
42	45-3-35	94	45-3-87	146	45-3-139
43	45-3-36	95	45-3-88	147	45-3-140
44	45-3-37	96	45-3-89	148	45-3-141
45	45-3-38	97	45-3-90	149	45-3-142
46	45-3-39	98	45-3-91	150	45-3-143
47	45-3-40	99	45-3-92	151	45-3-144
48	45-3-41	100	45-3-93	152	45-3-145
49	45-3-42	101	45-3-94	153	45-3-146
50	45-3-43	102	45-3-95	154	45-3-147
51	45-3-44	103	45-3-96	155	45-3-148
52	45-3-45	104	45-3-97	156	45-3-31

Notes:

(1) Tax Lot 45-3-148 does not appear on the Town of Southeast Tax Map.

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

October 26, 2020

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Commercial Campus at Fields Corner  
51 Pugsley Road  
Tax Map IDs (Attached)

At the regular meeting of the Southeast Planning Board on 10/26/20, a motion was made to refer the above referenced application to your Board for review and recommendation to the Town Board. The Planning Board Adopted a Statement of Findings under the New York State Environmental Review Act (SEQRA) process on 9/28/20. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,

  
Thomas LaPerch, Chairman  
Southeast Planning Board

cc: Town Counsel  
Town Clerk  
Daniel Richmond, Zarin & Steinmetz

**Exhibit A**

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12	45.-3-4	64	45.-3-57	116	45.-3-109
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30	45.-3-22	82	45.-3-75	134	45.-3-127
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47	45.-3-40	99	45.-3-92	151	45.-3-144
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50	45.-3-43	102	45.-3-95	154	45.-3-147
51	45.-3-44	103	45.-3-96	155	45.-3-148
52	45.-3-45	104	45.-3-97	156	45.-3-31

Notes:

(1) Tax Lot 45.-3-148 does not appear on the Town of Southeast Tax Map.

**Town of Southeast  
Planning Board**

One Main Street  
Brewster, NY 10509

October 25, 2020

Tony Hay, Supervisor  
Town of Southeast Planning Board  
1360 Route 22  
Brewster, NY 10509

Re: Abandonment and De-mapping of Barrett Road

Dear Supervisor Hay,

The Town of Southeast Planning Board (Planning Board) is in receipt of the Town Board's referral of the proposed abandonment and de-mapping of Barrett Road requested by Putnam Seabury Partners, L.P (the "Applicant") to construct a 933,100 square foot distribution center to be known as Commercial Campus at Fields Corners (the "Proposed Project") on an approximately 328 acre site located at New York State (NYS) Route 312 and Pugsley Road (the "Project Site"). The Planning Board, as Lead Agency under SEQRA, thoroughly reviewed the Proposed Project. The proposed abandonment of Barrett Road enables the Applicant to consolidate two buildings into one, and to move the building farther from neighboring residential areas. As such, the Planning Board supports the proposed abandonment and de-mapping of Barrett Road. We thank you for your consideration.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

cc: Town Board  
Town Clerk  
Town Attorney  
ARB



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

INTRODUCED BY: La Perch DATE: October 26, 2020  
 SECONDED BY: Cyprus

**WHEREAS, HARDSCRABBLE TENNIS CLUB** as the Applicant/Owner of certain properties located 22 Sutton Place in the OP-1 Zoning District in Town of Southeast and known and designated as Tax Map Number 78.-2-16.3 has submitted an application for Site Plan approval for a proposal to install two new outdoor clay tennis courts at the existing Hardscrabble Tennis Club (the “Proposed Project”); and,

**WHEREAS,** the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, classified this as a Type II Action on or about 8/10/20, 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
Sequence of Construction, prepared by PW Scott Engineering	undated
Statement of Use, prepared by PW Scott Engineering	9/22/20
SY1, Pool Site Plan, prepared by PW Scott Engineering	8/12/20; 9/22/20
SY2, Site Details & Landscaping, prepared by PW Scott Engineering	8/12/20; 9/22/20
L1, Lighting Photometric Site Plan, prepared by PW Scott Engineering	8/24/20
Erosion Control Bond Estimates, prepared by PW Scott Engineering	10/1/20

; and,

**WHEREAS,** the Planning Board has reviewed said drawings in addition to reports and correspondence filed with those drawings and has caused the same to be reviewed by its consultants; and,

**WHEREAS,** the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 138, “Zoning,” (specifically Article IX thereof) of the Town of Southeast Code; and,

**WHEREAS,** the Planning Board is in receipt of a referral dated 8/31/20 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

**WHEREAS,** the Planning Board is in receipt of a resolution dated 9/23/20 from the Town Board approving wetland permit for the 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 Hardscrabble Tennis Club 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 2020 construction costs. If the construction is not begun during the calendar year 2020, 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. **[FOR A MINOR AMENDMENT TO AN EXISTING APPROVED SITE PLAN]** 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. Armstrong, Boardmember	<u>absent</u>
M. Hecht, Boardmember	<u>absent</u>
L. Eckardt, Boardmember	<u>yes</u>

D. Rush, Vice Chairman	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>
J. King, 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

October 26, 2020

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

**RE: HARDCRABBLE TENNIS CLUB, 22 Sutton Place, TAX MAP ID 78.-2-16.3**

Dear Boardmembers:

At the 10/26/20 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>
HARDCRABBLE TENNIS CLUB	\$ 6,000.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$68,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$2,720.00, 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  
PW Scott Engineering  
Planning Board File



Jacobson

October 19, 2020

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

Re: Hardscrabble Tennis Club  
22 Sutton Place  
Tax Map ID 78.-2-16.3  
Bond Estimate  
NLJA #0001-0752

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 \$68,000.

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 \$2,720.

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 \$6,000.

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. Burdick P.W. Scott



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

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Hardscrabble Tennis Club  
 22 Sutton Place  
 Southeast, New York

Done by: JMD  
 Date: 10/19/2020

Project No.: 0001-0752

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	STRIP & STOCKPILE TOPSOIL	\$0.51	S.Y.	2067	\$1,054.17
2	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.17	S.Y.	1013	\$1,185.21
3	HYDROSEED (FERT. & MULCH)	\$0.57	S.Y.	2000	\$1,140.00
4	CONSTRUCTION FENCE	\$5.50	L.F.	278	\$1,529.00
5	SILT FENCE	\$5.00	L.F.	260	\$1,300.00
6	CONSTRUCTION ENTRANCE	\$1,254.00	EACH	1	\$1,254.00
7	SILT SACK ( Catch Basin Insert - Regular Flow )	\$136.00	EACH	1	\$136.00
8	WHITE PINES (8' Tall)	\$267.00	EACH	8	\$2,136.00
9	SKIP LAUREL (5 Gal.)	\$72.10	EACH	25	\$1,802.50
10	CLAY COURT BASE	\$3.00	S.F.	10000	\$30,000.00
11	FENCING	\$32.00	L.F.	150	\$4,800.00
12	GATES	\$50.00	EACH	6	\$300.00
13	LIGHT POLE & BASE	\$1,200.00	EACH	13	\$15,600.00
14	LIGHTS	\$350.00	EACH	16	\$5,600.00
				Subtotal:	\$67,836.88

SAY \$68,000.00

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

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

Project: Hardscrabble Tennis Club  
 22 Sutton Place  
 Southeast, New York

Done by: JMD  
 Date: 10/19/2020

Project No.: 0001-0752

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.17	S.Y.	2067	\$2,418.39
2	HYDROSEED (FERT. & MULCH)	\$0.57	S.Y.	2067	\$1,178.19
3	SILT FENCE	\$5.00	L.F.	260	\$1,300.00
4	CONSTRUCTION ENTRANCE	\$1,254.00	EACH	1	\$1,254.00
5	SILT SACK ( Catch Basin Insert - Regular Flow )	\$136.00	EACH	1	\$136.00
				Subtotal:	\$6,286.58
				SAY	<b>\$6,000.00</b>

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

October 26, 2020

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

RE: **BARRETT HILL**, 41 Mt. Ebo Road North, TAX MAP ID 46.-5-2

Dear Boardmembers:

At the 10/26/20 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>
BARRETT HILL	\$ 85,500.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$2,890,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$115,600.00, 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  
LADA, PC  
Planning Board File



October 21, 2020

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

Re: Barrett Hill  
Mount Ebo Lot 6  
Mount Ebo Road North  
Bond Estimate  
NLJA #0001-0845

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 \$2,890,000.

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 \$115,600.

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 \$85,500.

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 light blue horizontal line.

Joseph M. Dillon, P.E.

JMD:jmd

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

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

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Mount Ebo Lot #6  
 Mount Ebo Road North  
 Southeast, New York

Done by: KAW  
 Date: 10/19/20  
 Checked by: JMD  
 Date: 10/21/20

Project No.: 0001-0845

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR TREES ( Cut & Chip / Grub )	\$11,123.00	ACRE	11	\$122,353.00
2	DEMOLITION OF EXISTING UTILITIES	\$5.00	LF	2340	\$11,700.00
3	ROUGH GRADE SUBGRADE	\$0.67	S.Y.	16,128	\$10,805.76
4	CATCH BASINS	\$3,395.00	EACH	22	\$74,690.00
5	STORM MANHOLES	\$3,945.00	EACH	18	\$71,010.00
6	SANITARY MANHOLES	\$6,000.00	EACH	12	\$72,000.00
7	YARD DRAIN	\$3,210.00	EACH	3	\$9,630.00
8	8" Ø HDPEP	\$23.00	L.F.	397	\$9,131.00
9	12" Ø HDPEP	\$36.00	L.F.	79	\$2,844.00
10	15" Ø HDPEP	\$42.00	L.F.	3,593	\$150,906.00
11	18" Ø HDPEP	\$54.00	L.F.	337	\$18,198.00
12	24" Ø HDPEP	\$70.00	L.F.	186	\$13,020.00
13	30" Ø HDPEP	\$94.00	L.F.	479	\$45,026.00
14	36" Ø HDPEP	\$119.00	L.F.	291	\$34,629.00
15	SWQB1 (Modifications)	\$25,000.00	L.S.	1	\$25,000.00
16	SWQB2 (Modifications)	\$15,000.00	L.S.	1	\$15,000.00
17	DIVERSION MANHOLE	\$4,500.00	EACH	7	\$31,500.00
18	6" Ø SDR 35 SANITARY	\$31.35	L.F.	360	\$11,286.00
19	8" Ø SDR 35 SANITARY	\$33.64	L.F.	2,170	\$72,998.80
20	HYDRANT	\$2,500.00	EACH	7	\$17,500.00
21	FINE GRADE & ROLL BASE	\$1.15	S.Y.	16,128	\$18,547.20
22	CONCRETE CURB	\$22.93	L.F.	6,400	\$146,752.00
23	CONCRETE WALK ( 4' wide, 6" base )	\$7.00	S.F.	18,960	\$132,720.00
24	FITNESS TRAIL	\$5.00	S.F.	1,125	\$5,625.00
25	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.17	S.Y.	25,982	\$30,398.94
26	F. GRADE, FERT, LIME, SEED & MULCH	\$3.99	S.Y.	25,982	\$103,668.18
27	SIGNS	\$305.00	EACH	18	\$5,490.00
28	SITE LIGHTING	\$500.00	EACH	30	\$15,000.00
29	TEMPORARY SWALES	\$2.00	L.F.	730	\$1,460.00
30	SILT FENCE	\$5.00	L.F.	4,500	\$22,500.00
31	HAY BALES ( Staked )	\$8.79	L.F.	500	\$4,395.00
32	CONSTRUCTION ENTRANCE	\$1,254.00	EACH	3	\$3,762.00
33	EMERGENCY ACCESS GATE	\$5,110.00	EACH	1	\$5,110.00
34	METAL SWING GATE	\$370.00	EACH	1	\$370.00



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

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Mount Ebo Lot #6  
 Mount Ebo Road North  
 Southeast, New York

Done by: KAW  
 Date: 10/19/20  
 Checked by: JMD  
 Date: 10/21/20

Project No.: 0001-0845

Item No.	Item	Unit Cost	Unit	Quantity	Total
35	RETAINING WALLS (Behind Building 1)	\$250.00	L.F.	185	\$46,250.00
36	RETAINING WALLS (Parking Lots)	\$251.00	L.F.	800	\$200,800.00
37	CHAIN LINK FENCE	\$14.20	L.F.	1,150	\$16,330.00
38	CONCRETE STAIRS	\$45.00	S.F.	220	\$9,900.00
39	BOX BEAM GUIDERAIL	\$45.00	L.F.	160	\$7,200.00
40	SEWER TESTING	\$5,000.00	L.S.	1	\$5,000.00
41	SYSTEM 1 ( Culatec 330HD & Washed Gravel)	\$54,000.00	L.S.	1	\$54,000.00
42	SYSTEM 2 ( Culatec 330HD & Washed Gravel)	\$30,000.00	L.S.	1	\$30,000.00
43	SYSTEM 4A ( Culatec 280HD & Washed Gravel)	\$24,000.00	L.S.	1	\$24,000.00
44	SYSTEM 6 ( Culatec 360HD & Washed Gravel)	\$185,000.00	L.S.	1	\$185,000.00
45	SYSTEM 7 ( Culatec 330HD & Washed Gravel)	\$42,000.00	L.S.	1	\$42,000.00
46	SYSTEM 8 ( Culatec 330HD & Washed Gravel)	\$66,500.00	L.S.	1	\$66,500.00
47	WATERMAIN TESTING & DISINFECTION	\$2,500.00	L.S.	1	\$2,500.00
48	PLANTINGS	\$65,000.00	L.S.	1	\$65,000.00
49	GREEN INFRASTRUCTURE PLANTINGS	\$20,000.00	L.S.	1	\$20,000.00
50	PAVEMENT MARKING - HANDICAP SYMBOL	\$63.78	EACH	18	\$1,148.04
51	PARKING STALL LINE PAINTING	\$10.91	EACH	307	\$3,349.37
52	TEMPORARY BASINS FOR EROSION/MAINTENANCE	\$2,500.00	EACH	2	\$5,000.00
53	SILT SACK	\$136.00	EACH	23	\$3,128.00
54	CLEAN CATCH BASINS	\$85.00	EACH	2	\$170.00
55	8" FOUNDATION COURSE	\$50.16	C.Y.	3,584	\$179,773.44
56	2.5" BINDER COURSE	\$102.33	TON	2,358	\$241,294.14
57	1.5" TOP COURSE	\$104.33	TON	1,415	\$147,626.95
58	PAVEMENT MARKING	\$2.24	S.F.	365	\$817.60
59	8" DR-18 PVC	\$50.00	L.F.	2,390	\$119,500.00
60	6" DR-18 PVC	\$45.00	L.F.	210	\$9,450.00
61	CDS UNITS	\$12,000.00	EACH	6	\$72,000.00
62	TEMPORARY SEEDING	\$0.15	S.F.	75000	\$11,250.00
63	DUMPSTER PAD	\$5.42	S.F.	700	\$3,794.00
64	DUMPSTER ENCLOSURE	\$15.43	L.F.	210	\$3,240.30

Subtotal: \$2,891,047.72  
 SAY \$2,890,000.00

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

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

Project: Mount Ebo Lot #6  
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2	HYDROSEED (FERT. & MULCH)	\$0.57	S.Y.	25,982	\$14,809.74
3	TEMPORARY SWALES	\$2.00	L.F.	730	\$1,460.00
4	SILT FENCE	\$5.00	L.F.	4,500	\$22,500.00
5	HAY BALES ( Staked )	\$8.79	L.F.	500	\$4,395.00
6	CONSTRUCTION ENTRANCE	\$1,254.00	EACH	3	\$3,762.00
7	TEMPORARY BASINS FOR EROSION/MAINTENANCE	\$2,500.00	EACH	2	\$5,000.00
8	SILT SACK	\$136.00	EACH	23	\$3,128.00
Subtotal					\$85,453.68
SAY					<b>\$85,500.00</b>

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

October 25, 2020

Tony Hay, Supervisor  
Town of Southeast  
1360 Route 22  
Brewster, NY 10509

Re: Town of Southeast Local Law to Co-Designate the Planning Board as the ARB

Dear Supervisor Hay,

The Town of Southeast Planning Board (Planning Board) is in receipt of the Town Board's referral of the proposed amendments to Chapter 3, Architecture Review Board (ARB) to co-designate the Planning Board as the ARB. The Planning Board supports the proposed amendment as written, and pursuant to § 138-92 of the Town Code recommends adoption. We thank you for your consideration.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

cc: Town Board  
Town Clerk  
Town Attorney  
ARB