



June 21, 2021

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

RE: Stateline Retail Center / Subaru
Amended Subdivision, Site Plan, Special Permit and Wetland Permit Re-Approval
U.S. Route 6
Tax Map No. 68.-2-48.1, 48.2, & 48.3

Dear Chairman LaPerch and Members of the Board:

As the Board is aware, the subject project was approved by the Town Board for a Large Retail Establishment on March 14, 2019. The applicant is pleased to submit the revised site plan for Subaru as the next phase of the retail/commercial project. However, since the proposed Subaru use as a motor vehicle dealership is defined as its own Special Permit, Subaru would not be considered to be part of the Large Retail Establishment. The applicant is seeking a Special Use Permit for the proposed Motor Vehicle Dealership as part of this application. The existing Large Retail Establishment (consisting of Lots 2, 3 & 4) requires an area variance of 15.4 acres from the 35-acre requirement, where 19.6 acres +/- are provided.

This application proposes a 5-Lot subdivision from the existing 3-Lot subdivision. Proposed Lots 1, 3 & 4 shall remain vacant for future retail/commercial development. Lot 2 consisting of 11.75 acres \pm (formerly 11.3 ac) consists of Restaurant Depot currently under construction. Lot 5 proposes a Subaru Motor Vehicle Dealership, associated parking, lighting, landscaping, a subsurface sewage treatment system, well, and stormwater management areas.

Disturbance is proposed to the onsite Town Regulated Wetland Controlled Areas as part of the site development. Mitigation is proposed to offset said disturbance. No disturbance is proposed to the onsite Town Regulated Wetlands as part of this project.

Enclosed are the following in support of the Subdivision, Site Plan, Special Permit and Wetland Permit Application:

- Preliminary Subdivision Plat, dated June 21, 2021.
- Site Plan Drawings (9 Sheets Total), dated June 21, 2021.
- Town of Southeast Planning Board Application for Site Plan/Subdivision/Wetland Permit, dated June 21, 2021.
- Town of Southeast Site Plan Application Submission Checklist, dated June 21, 2021.
- Town of Southeast Subdivision Application Submission Checklist, dated June 21, 2021.
- Statement of Use, dated June 21, 2021.
- Waiver Letter, dated June 21, 2021.
- Certified Radius List as provided by the Town Assessor.
- Full EAF, dated June 21, 2021.
- Amended Stormwater Pollution Prevention Plan (ASWPPP), dated June 21, 2021.
- Architectural Drawings and Rendering, prepared by Claris Engineering and Design, dated June 18, 2021.
- Traffic Report, prepared by Colliers Engineering and Design, dated June 9, 2021.
- Wetland Report, prepared by Tim Miller Associates, Inc. dated June 14, 2021.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

- Fee Summary and checks for \$8,073.80 for Application Fees, and check for \$15,000.00 for Escrow Fees.


We respectfully request this project be placed on the Planning Board's July 12, 2021 agenda for consideration of the following:

- Initial review and discussions of the provided information.
- Consideration of classifying the project as major.
- Consideration of commencing the SEQRA process.

Should you have any questions or comments regarding the above information, please feel free 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 (7 members)
Ashley Ley, AICP, Town Planner
Thomas H. Fenton, P.E., Town Engineer
Stephen W. Coleman, Town Wetland Inspector
Paul Camarda, PLI, LLC
Darren Beylouni, Subaru
Philip Grealy, P.E., Colliers Engineering, P.A.
Phil Clark, A.I.A., Claris Construction, Inc.

Insite File No. 03157.102