

Eurotech Commercial Building
19 Sutton Place, Brewster, NY 10509
TM# 78.-2-16.6

Statement of Use

DATE: Final Approval: February 2, 2022

PROJECT: Eurotech Commercial Building
Outdoor Storage

PROPERTY DESCRIPTION

The subject property is located at 19 Sutton Place in the Town of Southeast. The site is located on the west side at the cul-de-sac. The subject lot is identified as Tax Map # 78.-2-16.6 and consists of 9.64 acres. The existing building consists of 1-story open span building of 20,900 sf ± used for indoor soccer connected to a 2-story central hallway of 5,500 sf ± with a central foyer / office suite of 2,200 sf ±. The final building is a second clear span building of 19,000 sf ± over a concrete slab which is used for storage of scaffolding and equipment. It includes a crane system for unloading equipment from the north side entry.

PERMITTED USE

Per Zoning Chapter of the Town of Southeast November, 2004

The subject property is located in the OP-1 Zone.

- I. Permitted Uses for the OP-1 Zone applicable to this project include general business and office. The limits to development, noted in Zoning Section 138 Attachment 5 are; (Note P)
Building Coverage: 25%
Floor Area Ratio (FAR): 0.25
Lot Coverage: 55% (includes areas of outdoor storage)
Project on Private Road – Reduced frontage and front yard and parking front yard setback by 50%
- II. Accessory Uses include outside storage, retail and warehouses with the following conditions. (Note F)
If warehouse use exceeds 1/3 of total area
FAR Limit: 30%
If warehouse use exceeds 2/3 of total area
FAR Limit: 35%
- III. Conditional Uses – Warehouse (Note S)
As an accessory use: Limited to 5% of lot area with:
Min. Lot: 5 acres
Min. Lot Width: 400 ft
Min. Lot Depth: 400 ft
Front Setback: 100 ft
50' from residential uses
- IV. Outside Storage – Based Upon 138-46L
 - 1) Outside storage requires screening from adjacent properties
 - 2) Storage must be within setbacks. See Note D
 - 3) For General Business Use; 25% of lot area permitted as outside storage.

COMPANY BACKGROUND

Eurotech is a construction company that was founded in 1985. The company has provided commercial construction services to the New York, New Jersey and Connecticut area for over 30-years. Building use consists of storage of tools, equipment, building materials, hoists and scaffolding with a workshop for carpentry and metal fabrications.

Building use consists of the General Business Use Category. This change of use was approved in 2020.

PROPOSED SITE AMENDMENT

The application submitted is to modify the existing soccer field to an outside storage area of 57,000 sf with access from an existing northern entrance, and from an entrance north of the building, both of which shall have gravel cover. Refer to Drawing SY1 Site Plan.

The storage area shall be bounded by a fence to the north located on the side yard setback, to the west by grading to detention basins and to the east by grading which abuts the existing accessway.

Material to be stored consist of weatherproof metal platforms and scaffolding stored between use on projects in the metropolitan area. The platforms and scaffolding are stored for inspections, repairs, and certifications as required by NYS and NYC Building Codes.

Trucks shall enter from the northern accessway, or adjacent to the building for access, and shall deliver materials to the existing building through (2) 20' x 20' access bays where an external crane lifts the materials from the trucks.

The second component of the project consists of placing outside storage components on existing pavement. This would consist of trailers for transport and loading equipment on a temporary basis. The storage area proposed is limited to parking areas which are beyond the front yard setback. The north-east parking area shall be used as a queuing area for loaded trucks which leave in the early morning to NYC. This area is included in the outside storage calculations.

Limit to Outside Storage	General Business Use	25% of total lot area
Outside Storage	Soccer Field	57,000 sf (13.6%)
Outside Storage	Parking Lot	20,250 sf (4.8%)
	Total	77,250 sf (18.4%)

Mitigation is proposed io the form of a Landscape Buffer detailed on drawing SY4, refer to Landscaping Section.

ZONING COMPLIANCE

The development of the site is within the zoning requirements for building coverage and development coverage.

WETLAND PERMITTING

The lot does not contain wetlands but the northwestern portion of the site is within the 166' wetland setback from a wetland on the adjoining parcel. See the site plan.

1. Town of Southeast Wetland Permit

Buffer Requirements:

Area of Wetlands Soils consist of:

Soil type RhB – Class C – Required Buffer: 166 feet

Soil type RhC – Class C – Required Buffer: 166 feet

These regulations encroach on existing elements of the site plan including detention basins. No proposed activities with the Outside Storage application encroaches within wetland buffers.

PARKING

Existing parking evaluated under the OP-1 Zone is based upon the following criteria:

PARKING CALCULATIONS – Section 138-67

Required Parking: One space per 1½ employee:

Proposed Employees = 20/1.5 = 13.333 or 14 parking spaces

Parking

Required Parking 14 Spaces (includes 1 Handicap Space) = 14 Spaces

Provided Parking 168 Spaces + 6 Handicap Spaces = 174 Spaces

Overnight Parking

Company vehicles for deliveries remain overnight at the site. These are located in the parking area north-east of the building.

LOADING AREA

The Town of Southeast requires one loading area for each 40,000 sq. ft. of gross floor area or a fraction thereof. The proposed building includes two new loading spaces at the south end of the building – measuring 12 x 30 ft, in compliance with regulations.

WATER AND SEPTIC

The site is serviced by a subsurface sewage disposal system and well as noted on the site plan. No impact from outdoor storage application.

SOLID WASTE DISPOSAL

Garbage is picked up by a local carter and disposed to a certified transfer station or landfill. No impact from outdoor storage application.

STORMWATER MANAGEMENT

The stormwater management is in place and will remain the same. Limited impact due to cover change from grass to gravel – see Analysis.

LANDSCAPING

The existing landscaping is to remain around the building and the parking areas and the street trees along Sutton Place.

Outside Storage Buffer: A mixed variety tree and shrub plantings have been approved along the east and north sides of the Outside Storage Area, refer to Drawing SY4.

Overnight Parking Area: A mixed variety tree and shrub plantings have been proposed along the east side of the proposed Overnight parking area of the site, to supplement the street trees, refer to Drawing SY4.

TRAFFIC IMPACT

Based on the use as general business, anticipated peak traffic generation effects will be negligible. The truck trips anticipated remain the same.

SIGNAGE

Signage is in place and complies with the existing ordinances.

SITE LIGHTING

The site lighting exists and shall remain the same. No exterior lighting is proposed for outdoor storage areas. Any security lighting to be added shall be as low 4' tall bollards along the outside storage fence line facing into the property.

NOISE IMPACTS

The proposed facility is similar to other existing projects on Fields Lane; therefore, the noise generation is similar to the ambient noise levels. The location of Interstate Route I-684 to the north also develops an ambient noise level above that developed by the site.

IMPACT ON THE COMMUNITY

The site plan is submitted in compliance to the OP-1 Zoning Regulation. The permitted uses should not constitute a change in the character of the commercial corridor located along Fields Lane.

FENCING

Currently, a fence and three gates limit vehicular access to the site for security reasons. The third gate at the access road will limit traffic to north end of the storage field. Additional fencing will be added around the east side and north side of the outdoor storage area. The fencing height is limited to 3' in height along the edge of the Outside Storage area to prevent any expansion of said area.