

**Interior Rock, Inc.**  
**3903 Danbury Rd.**  
Brewster, NY 10509

## Statement of Use

DATE: October 5, 2017

PROJECT: Site Plan – General Business Building

### **PROPERTY DESCRIPTION**

The subject property is located on Route 6 (Danbury Rd.) in the Town of Southeast. The site is located on the south side of Route 6. It is bordered by US Interstate 84 located to the south, commercial building to the west, and a portion of a lot currently containing a Cell Tower on the property of RRC Automotive Repair Center located to the east. The subject lot is identified as Assessors Map Lot Number: 69.13-21.2 and consists of 3.68 acres.

### **PERMITTED USE**

The subject property is located in the SR-6 Zone. All uses are either Special Permit or Conditional Uses. A Special Permit use requires Town Board and Planning Board approval. Conditional Uses are granted by the Planning Board only.

Conditional uses are general business, office personnel services, and professional services, and retail among others. Special Permit uses are not applicable to this application.

### **PROPOSED USE**

The proposed use is for the construction of a building to serve as ancillary offices for Interior Rock, Inc. Currently, the company maintains offices and a machine storage facility in the Bronx. The intent is to lease out the additional business space to other tenants in keeping with the requirements of the zoning code for general business use. The project is proposed as a 2-phase project development in the following manner:

Phase I: 10,000 sf building with loading space and parking for 27 vehicles + 2 handicapped. Accessway to the SSTS area is provided in the rear. Install a retaining wall along the front property line for construction of 8 parking spaces. This would require a variance for the wall over three (3) feet tall within the front yard setback.

Phase II: An additional 10,000 sf as a second floor for the building, with a sidewalk along this face. Installation of an 8' retaining wall for construction of an additional 11 parking spaces plus 1 handicap space. The loading area is located along the rear of the site.

Outdoor Storage: In rear of building is 2,000 sf of outside storage in a separate paved area.

Major uses are anticipated between 8am – 6pm Mon. – Fri.

## **ZONING COMPLIANCE**

A tabulation of the Town of Southeast Zoning Regulations (2015), SR-6 Zone, pertaining to the proposed project is provided at the conclusion of the Statement of Use. This table indicates that the proposals; Phases I & II meet the zoning regulations except for the front retaining wall which is a two to ten foot retaining wall. This item will require a variance unless the NYSDOT land can be purchased by the applicant.

The applicant is in negotiation with NYSDOT for use of an extensive roadway buffer (50' to 60' in depth) extending up the hillside from Route 6, which will remain undisturbed.

## **Wetlands on the Site**

The site plan includes flags which have been provided on the west end of the property. The flags have been reviewed by NYSDEC and approved as being hydraulically connected to wetland BR-6 located across Route 6 to the north. Storm water leaves the site and drains to the west and into a culvert extending beneath Route 6. This wetland drains to the East Branch Reservoir. An additional portion of the state wetlands is across along Route 6 more than 100' from the proposed activities. The Town of Southeast 166 foot control area is noted on the plan. The project entrance extending into the buffer is unavoidable since the entrance cut within the highway dictates the proposed entrance and the site contains existing grading which is utilized in the accessway proposed for the project. Additional encroachments are a bio-filter and treatment swale extending along the proposed entrance. The building encroaches within this buffer due to the width of the offset relative to the overall property width. Mitigation techniques will be proposed to reduce the impacts of the buffer.

## **PARKING**

Parking is proposed in two phases as the tenants occupy the space. The parking is outlined as follows:

### Parking Calculations

Retail:	1/200 sf
Office First Floor:	1/200 sf
Office Second Floor:	1/250 sf
Warehouse:	1/1.5 employee

### Required Parking: Phase I

Office:	2,000 sf = 10 spaces
Retail:	2,000 sf = 10 spaces
Warehouse/Shop:	10 shop employees = 7 spaces
Total Parking Required:	28 spaces
Plus 2 Handicapped	

### Required Parking: Phase II (in addition to Phase 1)

Office:	1,000 sf/(200.sf/space) = 5 spaces
Warehouse/Shop:	9 shop employees/(1.5 employee/space) = 6 spaces
Total Parking Required:	11 spaces
Plus 1 Handicapped	

### Provided Parking for Full Buildout

Office:	3,000 sf =	15 spaces
Retail:	2,000 sf =	10 spaces
Warehouse/Shop:	15,000 sf =	13 spaces
Handicap:		3 spaces

### **LOADING AREA**

The Town of Southeast requires one loading area for each 40,000 sq. ft. of gross floor area or a fraction thereof. A loading space is provided adjacent to the building measuring 15' x 40' in Phase I. A second loading zone is proposed in the rear of the building for Phase II. A dumpster is located at the lower loading area on the lower level of the parking.

### **WATER AND SEPTIC**

A well is provided at east end of property with 100 feet from the infiltration systems and 200' + from the SSTS system proposed at the top of the hillside.

A pump up septic system is proposed 25 feet from the upper wall, 200 feet above the well. Deep test results indicate a suitable area under 15% slope for septic fields with a capacity of 600 gal/day. This system will service the full phase build out.

This system will support the following:

Employee:                    40 @ 15 gpd                    = 600 gpd with 100% reserve

### **SOLID WASTE DISPOSAL**

A dumpster and enclosure is proposed as noted on the site plan.

### **STORMWATER MANAGEMENT**

The proposed development of the site is limited to less than 2 acres and 1 acre impervious area. The project scale shall require attenuation and treatment as dictated by the NYSDEC. The limited extent of impervious area is below the threshold for a SWPPP to be reviewed by the NYCDEP.

Note: The existing stream is over 100 feet from any activities. The NYCDEP has reviewed the site for additional seeps and found none that extended to the stream and are therefore not considered water sources. The drainage is collected by catch basins and directed to infiltration piping under the pavement for attenuations. Discharge extends to a treatment swale along the entrance drive to a bio-filter at the entrance with final discharge through an existing swale to the west. This swale will be enhanced with this proposal for additional treatment and improvement of wetlands.

### **LANDSCAPING**

The extensive buffer along Route 6 effectively screens the site. Therefore a waiver of landscaping within islands in the parking area is requested.

The Route 6 buffers shall be enhanced with additional evergreen trees as required with NYSDOT review.

## **TRAFFIC IMPACT**

Based on the use of offices and general business, anticipated peak traffic generation effects will be negligible due to the Level of Service of Route 6 and the existing location of the entrance relative to the median opening.

## **SIGNAGE**

Signage is proposed to identify the site along Route 6. Existing signage consisting of 2 billboards shall be removed as a condition of the site plan approval.

## **SITE LIGHTING**

The site lighting shall consist of wall packs mounted at 12' elevations as noted on the site plan with night sky compliance. The building area is behind the NYSDOT buffer – so no offsite impacts are anticipated. A light is proposed at the driveway entrance on Route 6 on the proposed sign.

## **NOISE IMPACTS**

The proposed facility is similar to other existing projects on the Route 6 corridor; therefore the noise generation is similar to the ambient noise levels. The location of Interstate Route 84 to the south 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 SR-6 Zoning Regulations. The permitted uses should not constitute a change in the character of the commercial corridor located along Route 6. The final occupants of the facility shall meet the requirements of this approval. The variance requested relative to the retaining wall is for setbacks from Route 6 which are far behind the present site setbacks and coverages of adjacent parcel development.

## **NYCDEP COMPLIANCE**

An unlisted watercourse extends from a culvert beneath US Route 84 and drains to the west into an adjacent property. The proposed impervious areas are under 1 acre with total disturbance under 2 acres for full build out. The distance to the watercourse is over 100 feet for proposed activities, rendering this project exempt from NYCDEP review. Accordingly, development permits are limited to the NYSDEC MS4 review.