

LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

July 9, 2018

Mr. Tom La Perch, Chairman
Town of Southeast Planning Board
1 Main Street
Brewster, NY 10509

Re: Mount Ebo Lot 6- Barrett Hill Final Site Plan Approval

Dear Mr. LaPerch,

Enclosed please find the following:

1. Final Site Plan Application.
2. Statement of Use
3. Program for Construction Completion and Occupancy
4. Final Site Plans
5. Approved Architectural Plans
6. Approval of Water Main Extension - PCDOH -6-6-2018
7. Approval of Wasterwater Collection System - PCDOH - 6-6-2018
8. Approval of Wastewater Collection System - NYCDEP - 5-29-2108
9. ARB Approval - 8-29-2017
10. Town Board Approval of ARB Review - 9-7-2017
11. Town Board Special Permit Approval - 12-7-2017
12. Town Board Approval of Community Benefits - 12-7-2017
13. NYCDEP Notice a Complete Application- May 21, 2018

At this time, we have updated the plans to reflect the outside agency approvals and would note the following changes to the plans since the Planning Board last reviewed them. The building locations and total number of units have not changed. The parking layout and road locations are the same. The clubhouse and amenity package remains the same.

1. Updates to water and sewer details and profiles
2. Additions and changes to the below grade infiltration systems for the project stormwater- two new infiltration areas were added, the basin behind building 1 and the existing basin in the southwest corner of the site will be reconfigured.
3. Updates to the project Erosion Control Plans as required by NYCDEP including addition of text, updating of details and protection of infiltration areas

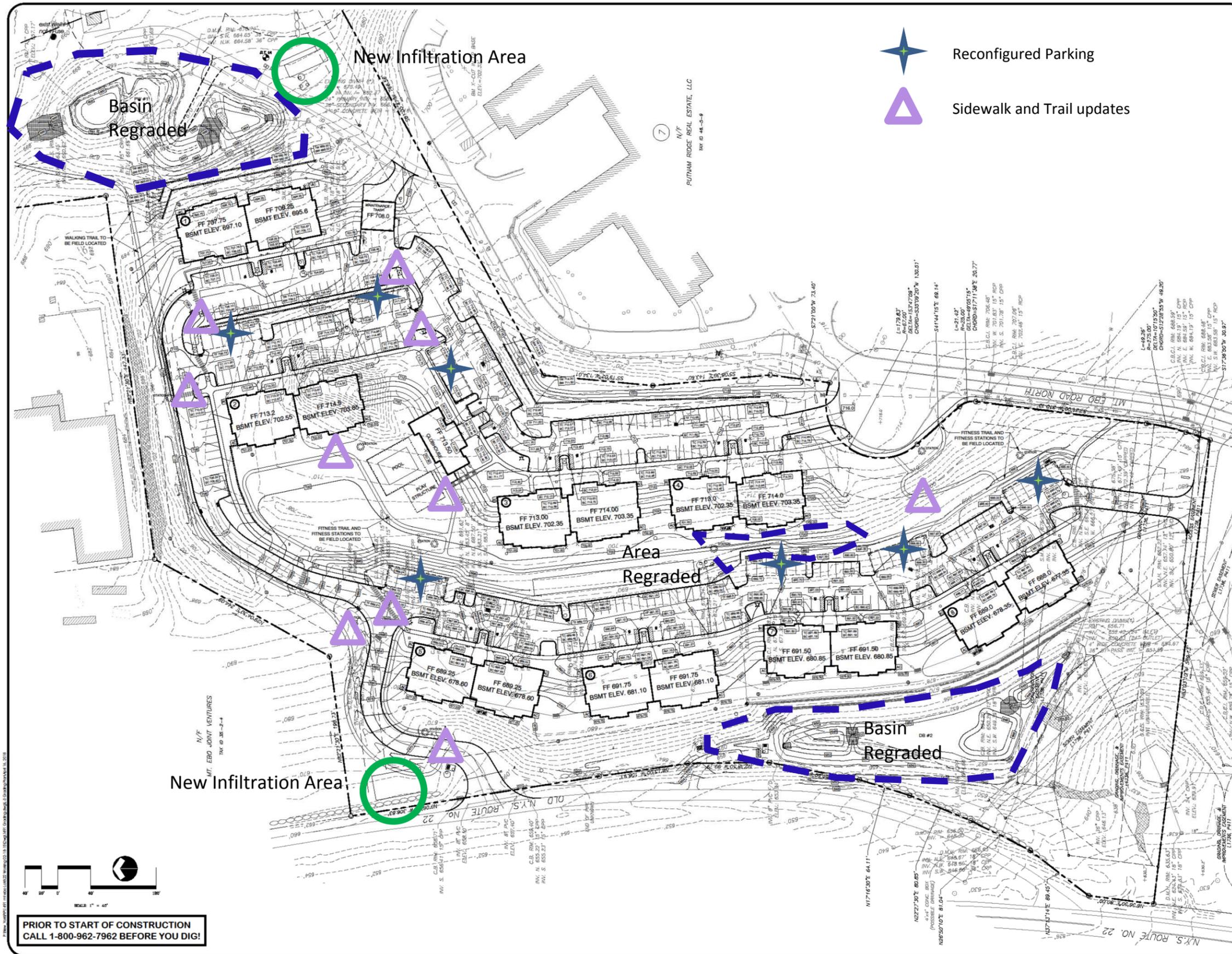
4. The parking areas were updated to show where garage buildings could be built. The garage buildings are not proposed at this time and are shown as paved parking spaces. The number and location of the garages are limited due to the infiltration areas. The total number of parking spaces on site has been reduced by 10 to 307 spaces total.
5. A Demolition Plan was added to the set to remove the originally installed utilities where they are no longer effective.
6. The sidewalk system was better integrated to connect to the fitness and walking trails. Additional crosswalks are noted and the trail layout (subject to field layout once the grading is finalized) is better defined.

In addition to the full set of site plans, we have attached a markup of Sheet L-3 showing the areas of where changes have occurred on the plans. At this time, we are formally submitting for Final Site Plan Approval.

Please let us know if anything else is required.
Sincerely,



Terri-Ann Hahn, PLA
Principal



NO.	DATE	REVISIONS	DESCRIPTION
1.	06/13/17	TRAC COMMENTS	
2.	08/29/17	APP. SUBMISSION	
3.	12/27/17	REVISIONS	
4.	02/15/18	DEP. SUBMISSION	
5.	04/26/18	DEP. COMMENTS	

LADA, P.C.
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1000 West 10th Street
Tulsa, Oklahoma 74103
Phone: 918.438.1111

BIBBO ASSOCIATES, LLP
SOMERSET, NEW YORK 10589
TEL: 914.277.5805

GRADING PLAN
MOUNT EBO LOT 6 - BARRETT HILL
MOUNT EBO ROAD NORTH
TOWN OF SOUTHEAST, NY 10508

DESIGNED	T.H.
DRAWN	E.F.
CHECKED	C.W.
APPROVED	T.H.
DATE	04/28/17
PROJECT NO.	1481
SHEET NO.	

L-3

Town of Southeast
Application for Final Site Plan Approval

Applicant Information:

Applicant Name: Barrett Hill Associates, LLC
(If a proprietorship or partnership, give name of owners. If a corporation, give name of officers)
 Address: 40 Covington Development, LLC 322 Clock Tower Center,
 Phone Number: 845-279-9565 Fax: 845-279-8314 Brewster, NY
 E-mail: harold.lepleu@gmail.com 10509
 Applicant's Relationship to property: owner

Name of Property Owner (if different from above): Same as applicant
 Address: _____
 Phone Number: _____ Fax: _____
 Has the property owner been notified of the proposed action? Yes: _____ No: _____

Applicant's Primary Representative (Architect/Engineer/Lawyer): LADAP, P.C. Land Planners
 Address: 104 West Street, Simsbury, CT 06070
 Phone Number: 800 651 4971 Fax: 800 651 6153
 E-mail: ladapc@snet.net

Application Information:

Project Name: Mount Ebo Lot 6 / Barrett Hill
 Address: 41 Mount Ebo Road North
 Land is recorded by Deed or Deeds in the County Clerk's Office as follows:
 Date: Sept 2007 Liber: 1785 Page: 334
 Tax Map No(s): 46 Block No(s): 5 Parcel No(s): 2
 Acres: 29.02± ac Number of Parcels: 1
 Zoning District: OP-2 School District: Brewster Central

The following items **MUST** be appended to this application. This application will not be placed on the Planning Board's agenda for final approval until **ALL** of the items below have been submitted.

Board/Agency	Resolution/Report	Attached (Y/N)	Not Applicable
Town Board	Wetland Permit (For permits granted prior to 8/30/2012)		✓
Town Board	Special Permit	✓	
Town Board	Architecture Approval (Major Projects)	✓	
Architecture Review Board	Referral	✓	
Zoning Board of Appeals	Variance(s)		✓
NYCDEP	Letter of Complete Application	✓	
Putnam County Department of Health	Approval of Wastewater Treatment System	✓	

Pursuant to §138-41.E(3), the following items shall be included in the final site plan drawing set.

Item	Provided (Y/N)	Not Applicable
Legal data.	✓	
Statement of Use.	✓	
Final plans, including site plan, floor plans, elevations and sections of proposed structures.	✓	
Final grading plans.	✓	
Final landscaping plans.	✓	
A written program setting forth the proposed sequence and time schedule for construction, completion and occupancy of the various elements and any phases of the project.	✓	
All proposed streets with profiles indicating grading.		✓
Cross-sections showing width of roadway, location and width of sidewalk and location and size of utility lines, according to the standards and specifications established or approved by the Town Engineer.	✓	

Note: This checklist is provided as a convenience, it is not a substitute for consulting the Code of the Town of Southeast. All applicants should review the relevant code sections and are responsible for all information contained therein.

Upon final approval, the applicant shall provide to the Town of Southeast Planning Board two full sets of final full-sized plans; four 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); and three CDs/DVDs containing a digital copy of the final approved plans; for distribution to the Town Engineer, the Planning Board, the Town Clerk, the Building Inspector, and the Town Planner.

Applicant's Signature Harold Taylor Date 7/2/18

The above information provided is complete and factually correct to the best of my knowledge.

Applicant's Signature Harold Taylor Date 7/2/18

FOR OFFICE USE ONLY (DO NOT WRITE BELOW THIS LINE):

Verify that all of the following fees have been paid and that the escrow account is in good standing:

Fee	Amount	Paid (Y/N/NA)
Site Plan Approval		
Special Permit		
Wetland Permit		
Subdivision Approval		
Lot Line Adjustment		
Escrow		

MT. EBO LOT 6 - Barrett Hill
Mount Ebo Road North
Southeast, NY

Statement of Use
July 2, 2018

The applicant, Barrett Hill Associates, LLC, proposes a 168 unit work force housing community on Mount Ebo Lot 6 with access from Mount Ebo Road North and emergency access only off of Old Route 22 in the Town of Southeast. The community will provide an architecturally attractive and much needed housing alternative for a variety of residents especially those identified as priority categories in the Multifamily Work Force Housing Floating District (MWFH) and listed in Exhibit 1 from the July 15, 2016 Part 3 EAF prepared for the Southeast Town Board.

The propose project consists of one hundred sixty-eight (168) dwelling units in eight buildings, along with a clubhouse facility, on approximately 29.02+/- acres of land known as Tax Map #46.-5-2. The buildings will include 64 1-bedroom, and 104 2-bedroom apartments. Recreational amenities will include a clubhouse with swimming pool, athletic center, and other activity rooms and outdoor spaces. On-site parking for 336 vehicles is proposed. The new proposed area of disturbance to build the project is approximately 11.4 acres, and less than the 16.5 acres in the approved plan since the stormwater basins are substantially in place. The area of proposed impervious surfaces is approximately 260,489 square feet which is consistent with the original approvals. The stormwater conveyance system (catch basins and pipes) designed for the approved project will be modified as needed for the new layout. The stormwater management system will function in the same manner as was originally designed for the site, including utilizing two extended detention basins that have already been built on the property but green infrastructure elements must be introduced into the plan to meet the current NYSDEC regulations. The original project included a Stormwater Pollution Prevention Plan (SWPPP) which was approved by NYCDEP on October 10, 2006. The current project includes updated approvals from NYCDEP. In accordance with the NYSDEC stormwater regulations, the SWPPP has been updated for the amended plan which is consistent with the conclusions of the original SWPPP. A new NYSDEC Stormwater NOI will be filed prior to construction.

This project will require an amended site plan approval and Special Permit under Section 138-104 for multifamily residential housing. The Special Permit was granted by the Town Baord in December 2017. The site was the subject of a SEQRA review completed by the Southeast Town Board which addressed the creation of the MWFH district, mapping the district to this site and amendments to the site plan within the parameters of the concept plan submitted during the SEQRA review which included the number of units number of buildings, general locations of buildings, and that the area of disturbance and area of impervious surface match or is less than that of the original approved senior housing which was granted the original approval from the Planning Board. The EAF reviewed by the Town Board included traffic studies, review of

water and sewer requirements and compliance with the Comprehensive Plan for the Town. The proposed amended site plan submitted as part of this application meets these requirements. In addition, the building architecture is consistent with that reviewed by the Town Board and attached to this application.

There is a wetland to the east of the property on lands of The Mount Ebo Water Works. A small portion of this wetland extends into the property. No wetland or buffer area disturbance is proposed.

The proposed project will be serviced by the Mount Ebo water supply system and wastewater treatment plant. Approvals have been granted from NYCDEP and PCDOH for the wastewater collection system and from PCDOH for the connection to the water supply system.

Fire protection, including sprinklers, will be provided through the existing Mount Ebo system.

The proposed project complies with all requirements of the Special Permit Conditions. As part of the MWFH zone, the applicant submitted a draft document known as a Community Benefits Agreement. The floating zone and project proposed Community Benefits Agreement include a 30-percent set-aside for "Priority Units" (50 units) as defined in the provisions of the MFWH District.

Of these 50 units, 34 percent (17 units total) are proposed to be affordable housing as defined within the regulation.

Special Permit Requirements of Section 138-104 Multifamily Work Force Housing are:

B(1) Site shall be accessed by a state, county or Town Road and shall be adjacent to a residential zone.

The site is access by a Town Road and is adjacent to the R-160 zone to the east.

B(2) Site shall be serviced by an existing central sewage treatment plant, central water supply and central fire protection system.

The site is serviced by the Mount Ebo Water Works, Mount Ebo Wastewater treatment facility and fire protection via water and hydrant served by the Mount Ebo Water Works Corp.

B(3) Site shall have a minimum acreage of 25 acres.

The site size is 29.02+/- acres.

D(1) A minimum of 30% of the project units shall be designated as priority units for occupancy by eligible households.

The project includes 50 units (30% of 168 units) to be designated as priority units for the occupancy by the priority categories shown on Exhibit 1 (from the July 15, 2016 Part 3 EAF).

D(2) In any development of 10 or more dwelling units, at least 10% of the units shall be classified as affordable housing...

Of those 50 priority units, 17 (or 10% of the total number of units) will be subject to a 99 year restriction to be maintained as affordable housing as described within the regulation.

E(1) the yard, setback, floor area ratio and building coverage standard of the OP-2 zone shall apply.

The project meets the required OP-2 bulk standards as shown on the Site Data table.

E(2) A minimum of 1.5 off-street parking spaces per dwelling unit shall be required plus 20% for visitor parking.

The project would require the following -

168 units x 1.5 spaces per dwelling =	252 spaces
20% extra for visitors	+ 50 spaces
TOTAL SPACES REQUIRED	302 spaces

Parking provided : 307 (less than original approval)

The project received approval from the Town of Southeast Architectural Review Board in 2017 and the Town Board approved the ARB Recommendations in September 2017.

MT. EBO LOT 6 (Barrett Hill)
Mount Ebo Road North
Southeast, NY

SITE DATA TABLE

July 2, 2018

Site Data

Tax Map #: 46.-5-2
Site Size: 29.02± Acres
Site Zone: MWFH

Zoning Data

Site Zone: MWFH Floating District (mapped to site September 2016)

Permitted Uses with Special Permit” Multifamily residences and Single Family residences (attached and detached)

Minimum Lot Size: 25+/- acres required- 29+/- acres existing
Minimum Lot Frontage: 400'
Minimum Lot Width: 400'
Minimum Lot Depth: 400'

Building Setbacks: Front 100' *
(OP-2 zone as per MWFH zone) Side 50'
Rear 50'

Parking Setbacks: Front 50' *
(OP-2 zone as per MWFH zone) Side 25'
Rear 25'

*As per Note D - reduce to 50'/25' where along a Town Road.

The following are based on the OP-2 requirements as per the MWFH Zone:

Maximum Building Coverage Allowed: 25%
Maximum FAR: 0.25
Minimum Open Space Required: 45%
Maximum Building Height: 3 Stories / 45'

Proposed Development

Proposed Use:	Multi-Family Work Force Housing
Project Lot Size:	29.02± Acres (At least 25 acres Required for MWFH Special Permit)
Setbacks Proposed:	Same as OP-2 Zone
Number of Units Proposed:	168 Units 64 - 1 bedroom 104 - 2 bedroom 30% of units shall be designated a priority units for eligible households- 30% of 168 = 50 units 10% of the units shall be designated as affordable - 10% of 168 = 17 units
Parking Required:	1.5 spaces per unit plus 20% for visitors 168 Units x 1.5 = 252 Spaces plus 20% (50 spaces) = 302 Spaces Required
Number of Spaces Proposed:	307 Spaces
Building Coverage:	7.5%
Proposed FAR:	0.22
Proposed Open Space:	80%
Proposed Building Height:	3 Stories / 45'
Community Facilities Proposed:	Clubhouse with pool, fitness trail, walking trails, play structure

MT. EBO LOT 6 (Barrett Hill)
Mount Ebo Road North
Southeast, NY

Program for Construction, Completion and Occupancy
July 2, 2018

1. Establish Perimeter Erosion Controls - September 2018
2. Construct Proposed Temporary Sediment Basins - October 2018
3. Remove utilities in phased areas and establish staging area - November 2018
4. Earthwork - November 2018- June 2019 (See construction sequence plans for phasing)
5. Install Utilities During Earthwork
6. Begin Building Construction - Spring, 2018- 2021(buildings will be constructed from phase to the next as shown on the sequence plans)
7. Install Pavement - Summer 2019 - Summer 2021 (see phasing)
8. Fine Grade, Seed, and Mulch - Begin as buildings are completed - Spring 2019, Fall 2019, Fall 2019, Spring 2020, Fall 2020, Spring 2021
9. Complete Building Construction - Fall 2021
10. Install Plant Material - as buildings are completed Fall 2019, Spring 2020, Fall 2020, Spring 2021
11. Building Occupancy- as buildings are completed - Fall 2019- Spring 2021.



PUTNAM COUNTY DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, NY 10509 ■ 845-808-1390
www.putnamcountyny.gov/health

A PHAB-ACCREDITED HEALTH DEPARTMENT

MaryEllen Odell
COUNTY EXECUTIVE

Michael J. Nesheiwat, MD
INTERIM COMMISSIONER OF HEALTH

June 6, 2018

Barrett Hill Associates, LLC
c/o Covington Management Co. Ltd.
Attn: Harold Lepler
322 Clock Tower Commons
Brewster, NY 10509

Re: Approval of Plans for Water Main Extension
at Mt. Ebo Public Water Supply System
for Barrett Hill Housing Development
(T) Southeast, T.M. 46-5-2

Dear Mr. Lepler:

This Department is forwarding an Approval of Plans and approved plans consisting of eight (8) B/W prints for the above project to your design professional.

The approval of plans and approved plans should be filed in the appropriate office of Barrett Hill Associates, LLC. Barrett Hill Associates, LLC is obligated to comply with each of the conditions stipulated in the Approval of Plans.

Supervision of construction by a licensed professional engineer who shall furnish a Certificate of Construction Compliance is a responsibility of Barrett Hill Associates, LLC.

This approval applies only to the installation of approximately 2,346 LF of eight-inch and 654 LF of six-inch PVC water mains to serve the Barrett Hill Housing Development on Lot #6 at Mt. Ebo Corporate Park as set forth in the Engineer's Report, prepared by Bibbo Associates.

Should you have any comments concerning this matter, please contact this office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael J. Budzinski".

Michael J. Budzinski, P.E.
Director of Engineering

MJB:cmf

cc: S. Barrisser, P.E.
V. Perrin

NEW YORK STATE DEPARTMENT OF HEALTH
 Bureau of Public Water Supply Protection
 2 University Place
 Albany, NY 12203-3313

APPROVAL OF PLANS FOR
 PUBLIC WATER SUPPLY IMPROVEMENT

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant Barrett Hill Assoc. LLC	2. Location of Works (T) Southeast	3. County Putnam	4. Water District (Specific Area Served) Mt. Ebo
<p>5. Type of Project <input checked="" type="checkbox"/> 7 Distribution</p> <p> <input type="checkbox"/> 1 Source <input type="checkbox"/> 3 Pumping Units <input type="checkbox"/> 5 Fluoridation <input type="checkbox"/> 8 Storage <input type="checkbox"/> 2 Transmission <input type="checkbox"/> 4 Chlorination <input type="checkbox"/> 6 Other Treatment <input type="checkbox"/> 9 Other </p> <p>Remarks:</p> <p>Project includes extension of existing water distribution to serve 168 residential housing units in eight buildings plus recreational amenities. The project includes installation of:</p> <ul style="list-style-type: none"> • 2,346 LF of eight-inch PVC water main • 654 LF of six-inch PVC water main 			

By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.
 - b. THAT the proposed works not be placed into operation until such time as a Completed Works Approval is issued in accordance with Part 5 of the New York State Sanitary Code.
- c - i (See attached sheet)

ISSUED FOR THE STATE COMMISSIONER OF HEALTH



Designated Representative

, P.E.

Michael J. Budzinski, PE, Director of Engineering
 Name and Title (print)

June 6, 2018
 Date

General

6. Type of Ownership <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> 9 Water Works Corp.		<input type="checkbox"/> Private - Other <input type="checkbox"/> Private - Institutional <input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 1 Authority <input type="checkbox"/> 19 Federal <input type="checkbox"/> 20 State	<input type="checkbox"/> 30 Interstate <input type="checkbox"/> 40 International <input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost \$128,000	8. Population Served 349	9. Drainage Basin Lower Hudson River		
10. Federal Aid Involved? <input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		11. WSA Project? <input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		

Source N/A

12. <input type="checkbox"/> Surface Name _____ Class _____ <input type="checkbox"/> Ground Name _____ Class _____	13. Est. Source Development Cost
14. Safe yield	15. Description

Treatment N/A

16. Type of Treatment <input type="checkbox"/> 1 Aeration <input type="checkbox"/> 4 Sedimentation <input type="checkbox"/> 7 Iron Removal <input type="checkbox"/> 10 Softening <input type="checkbox"/> 2 Microstrainers <input type="checkbox"/> 5 Clarifiers <input type="checkbox"/> 8 Chlorination <input type="checkbox"/> 11 Corrosion Control <input type="checkbox"/> 3 Mixing <input type="checkbox"/> 6 Filtration <input type="checkbox"/> 9 Fluoridation <input type="checkbox"/> 12 Other			
17. Name of Treatment Works	18. Max. Treatment Capacity GPD	19. Grade of Plant Operator Req.	20. Est. Cost
21. Description			

Distribution

22. Type of Project <input type="checkbox"/> 1 Cross connection <input checked="" type="checkbox"/> 3 Transmission <input type="checkbox"/> 2 Interconnection <input type="checkbox"/> 4 Fire Pump C1 2	23. Type of Storage Elevated _____ Gals. Underground _____ Gals.	24. Est. Distribution Cost \$120,000
25. Anticipated Distribution System Demand: Avg. <u>17,000</u> GPD Max. <u>34,000</u> GPD		26. Designed for fire flow? <input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No
27. Description See Item #5		

- c. **THAT the distribution system piping be disinfected in accordance with appropriate AWWA Standards as set forth in the approved plans.**
- d. **THAT acceptable results, of bacteriological analyses of samples of water collected from the distribution system after disinfection, be submitted to the Putnam County Department of Health, before the system is placed in operation.**
- e. **THAT supervision of construction be by a licensed professional engineer who shall furnish a certificate of construction compliance after completion of construction.**
- f. **THAT the proposed works be constructed in accordance with all applicable Federal, State and Local regulations.**
- g. **THAT all components of the proposed works be designed and certified for use in a public drinking water system.**
- h. **THAT all components of the proposed works be installed, operated and maintained as per the manufacturer specifications.**
- i. **THAT the engineer of record shall provide manuals and parts lists for installed equipment and shall also provide a set of as-built plans (with equipment manufacturers and model numbers noted) to the system owner; and that the water system owner shall then maintain and update these documents as needed.**



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Michael J. Nesheiwat, MD
INTERIM COMMISSIONER OF HEALTH

June 6, 2018

Barrett Hill Associates, LLC
c/o Covington Management Co. Ltd.
Attn: Harold Lepler
322 Clock Tower Commons
Brewster, NY 10509

Re: Approval of Plans for a Wastewater Collection System
for Mount Ebo Corporate Park, Lot #6 – Barrett Hill
Proposed Housing Development
(T) Southeast, T.M. 46-5-2

Dear Mr. Lepler:

This office has received the engineering plans and specifications for the wastewater collection facilities for the above-noted project. Upon review, it has been determined that the submission meets the applicable criteria of the NYS Department of Environmental Conservation and the Putnam County Health Department.

The approval of plans is issued under provisions of Article 17 of the Environmental Conservation Law and 6 NYCRR 652, and is issued for plans consisting of 8 B/W sheets prepared by Bibbo Associates and dated April 28, 2017 with the last revision date of April 10, 2018.

The project is located in the Town of Southeast. This letter of approval of plans and a set of the approved plans should be filed in the appropriate office of Barrett Hill Associates, LLC. This letter shall serve as record of approval and by initiating construction of the project covered by this approval of plans, the applicant accepts and agrees to abide by and conform to the following:

This letter shall serve as record of approval and by initiating construction of the project covered by this approval of plans, the applicant accepts and agrees to abide by and conform to the following:

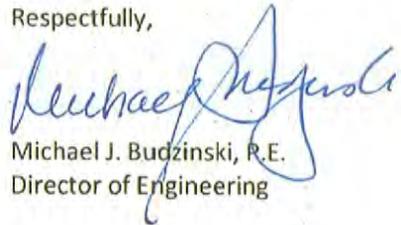
1. THAT the approval letter shall be maintained on file by the applicant.
2. THAT the approval is revocable or subject to modification or change pursuant to Article 8 of the Putnam County Sanitary Code and Article 17 of the Environmental Conservation Law.
3. THAT the facilities shall be fully constructed and completed in compliance with the engineering report, plans, and specifications as approved. The Putnam County Health Department must be notified when construction commences on the sewer collection system and provided with a construction schedule.
4. THAT the construction of the facilities shall be under the supervision of a person or firm qualified to practice professional engineering in the State of New York under the Education Law of the State of New York, which supervision is the responsibility of the applicant.

PREVENT. PROMOTE. PROTECT.

5. THAT the design professional supervising such construction shall certify to the Department in writing, that the construction of the facilities has been under their supervision and that the work has been fully completed in accordance with the approved engineering report, plans, specifications and approval of plans.
6. THAT the certification, including acceptable results of leakage testing of the completed works, and "as-built" plans shall be forwarded to the Putnam County Department of Health after completion of construction and at least within thirty (30) days thereof.
7. THAT the facilities shall not be placed in operation until construction has been completed and the Department has accepted, in writing, the certification of construction and results of leakage testing.
8. THAT the approval is valid for five (5) years and expires on June 6, 2023.
9. THAT the leakage outward or the infiltration shall not exceed one hundred (100) gallons per inch of sewer pipe diameter per mile per day for any section of the sewerage system and manholes. In addition, the proposed manholes shall be tested for leakage over a 24-hour test interval prior to backfilling. This Department must be notified prior to testing in order that our representative may witness the test.
10. THAT the construction conforms with applicable ordinances of the Town of Southeast.
11. THAT the wastewater facilities are to receive sanitary wastes only. The Putnam County Health Department shall be promptly notified in the event that any wastes other than strictly domestic sanitary wastes are produced at this facility.
12. THAT the facilities shall be constructed and completed in compliance with the engineering report, plans, and specifications as approved by this Department. Any modifications to the approved plans and specifications shall require prior approval by this Department.

This approval of plans is issued for approximately 2,400 LF of eight-inch and 361 LF of six-inch PVC sewer mains and appurtenances.

Respectfully,



Michael J. Budzinski, P.E.
Director of Engineering

MJB:cml

cc: S. Barrisser, Design Professional
D. Shedlo, NYCDEP
M. Levine, BI, (T) Southeast



May 29, 2018

Mr. Sabri Barisser, P.E.
Bibbo Associates, LLP
293 Route 100 – Suite 203
Somers, New York 10595

Vincent Sapienza, P.E.
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595

Re: Barrett Hill/Lot #6 Mt. Ebo – Sewage (Collection) System
41 Mt. Ebo Road North
Southeast (T), Putnam County
East Branch Reservoir
TM# 46-5-2
DEP Project #2005-EB-0515-SC.2

Dear Mr. Barisser,

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Regulations) was approved on May 29, 2018. The New York City Department of Environmental Protection reserves the right to modify, suspend, or revoke this approval based on the grounds set forth in Section 18-26 of the Regulations.

The activity proposed in your application only applies to the terms of this approval and is subject to the Regulations cited above. Failure to comply with the conditions of the approval may be the cause for suspension of this approval and initiation of an enforcement action. Should modification, suspension or revocation of an approval be necessary, the Department will notify the regulated party, via certified mail or personal service prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action and explain the procedures to be followed.

Please contact the undersigned at (914)749-5266 at least two days prior to start of construction so that an inspection may be scheduled.

Sincerely,

Danny Shedlo, P.E.
Supervisor
Wastewater Design Review EOH

c: Michael Budzinski, PE, PCHD
Patrick Palmer, NYSDOH



New York City Department of Environmental Protection

SEWER SYSTEM DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;
*Rules and Regulations For The Protection From Contamination, Degradation and
Pollution of The New York City Water Supply and Its Sources (Watershed Regulations),*
15 RCNY Chapter 18; 10 New York Codes, Rules and Regulations (NYCRR) Part 128.

The New York City Department of Environmental Protection (DEP) makes the following determination with respect to the sewer system described below:

Name of Project: Mt. Ebo Lot 6 – Barrett Hill Sewer (Collection) System

Location: Mt. Ebo Road North
Town of Southeast, State of New York
DEP Project# 2005-EB-0515-SC.2

Owner/Applicant: Barrett Hills Associates, LLC
480 Bedford Road
300 Building – 1st Floor, West
Chappaqua, New York 10514

Drainage Basin: East Branch Reservoir

Tax Map #: 46-5-2

General Description:

The project proposes approximately 2900 linear feet of 6" and 8" SDR-35 PVC sanitary sewer lines to serve a proposed residential development consisting of 104 2-bedroom units and 64 1-bedroom units. The proposed sewer system will ultimately discharge to the Mt. Ebo Wastewater Treatment Plant. Adequate capacity exists at the plant to service the proposed development.

The new sewer lines shall be installed in accordance with the plans and project specifications titled Mt. Ebo Lot 6 – Barrett Hill (drawings UP-1, SP-1, and SD-1, all revised April 10, 2018), prepared by Sabri Barisser, P.E. of Bibbo Associates, LLP in Somers, New York.

(XX) Approved

() Denied

CONDITIONS OF APPROVAL:

1. The building sewers shall not be connected until the sewer system is substantially completed and accepted by the Town, DEP and Westchester County Health Department.
2. A stormwater pollution prevention plan (SPPP) must be prepared by the applicant and submitted for review to, and approved by, the DEP.
3. The facilities shall be constructed and completed in accordance with the engineering report, plans submitted and specifications provided, which form the basis of this approval and the associated conditions. The approved contract documents shall not be modified or amended without the prior written approval of DEP.
4. This approval is valid for a period of 5 years from the date of approval.
5. The approval of this project is based entirely upon the material submitted, and is granted based upon the accuracy of such material. In the event that the material submitted is inaccurate or misleading, this approval is not valid, and any construction of the sewer system is in violation of the Watershed Regulations.
6. This approval is only valid for the physical design of the sewer system planned for installation and operation in the watershed of the New York City Water Supply. Therefore, this approval shall not be considered to be a grant or waiver of any property right, or construed to invalidate any rule or regulation enforceable by any local or regional authority having jurisdiction.
7. The system must be operated, maintained and monitored in accordance with the approved plans, the Watershed Regulations and all other regulations and standards applicable to the system. Any proposed alteration or modification of the sewer system requires the review and approval of DEP.
8. The engineer approving this project, or his representative, shall receive a minimum of forty-eight (48) hours advance notice prior to the commencement of construction activity so that inspections, including all pump station and pipe/manhole leakage testing, can be scheduled to monitor the construction progress (914-749-5266).
9. Construction shall be supervised by a Professional Engineer licensed in New York State in order to provide certification of construction compliance. Construction shall be in accordance with the approved design. The construction site should be visited often enough by the Engineer or Engineer's representative to ensure that the facility is being constructed in accordance with the approved drawings and specifications.
10. A copy of the approved plans should be maintained for record, and a copy must be available for inspection at the construction site.
11. DEP shall be provided access to the project site for monitoring and inspection purposes.

12. At the completion of the project, a Certification of Construction Completion and "As-Built" plans shall be submitted by a Professional Engineer licensed in New York State to the Department within 30 days of the construction completion.
13. This approval shall not be construed to invalidate any rule or regulation enforceable by any local or regional authority having jurisdiction.
14. As indicated on the approved drawings, erosion and sediment control measures shall be installed in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control* (August 2005).

The terms of this approval are subject to the rules and regulations cited above. This approval by DEP does not imply the approval of any other regulatory authority which may also have jurisdiction over this activity, including the local health department, the New York State Department of Environmental Conservation (DEC), or other regulatory agency. Approvals from these agencies must be secured, as required, prior to the commencement of construction. In addition, please be advised that this Technical Determination is not an authorization for the Owner to solicit bids for the construction contract. DEP reserves the right to modify, suspend or revoke this approval as set forth in Section 18-26 of the Watershed Regulations. Should modification, suspension or revocation of the approval be necessary, DEP will notify you, via certified mail or personal service, prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action, and explain the procedures to be followed.

Date: May 29, 2018

Determination made by:



Danny Shedlo, P.E.
Regulatory Review & Engineering Programs
New York City
Department of Environmental Protection

**Town of Southeast
Architectural Review Board
1 Main Street
Brewster, NY 10509**

**Town Board Report
§3-5.A
August 29, 2017**

**BARRETT HILL
Review of Proposed Structure**

The applicant seeks Amended Site Plan and Special Use Permit approval to construct 168 units of multi-family housing, including 17 affordable units, and 336 parking spaces in the Multi-Family Workforce Housing District on a ±29 acre lot. The property is located at 41 Mt. Ebo Road North (Tax ID 46.-5-2). The application includes the following documents and drawings:

1. ARB Application, prepared by L&M Design, LLC, dated 8/1/17
2. Memorandum to Chairman Goudey from LADA, PC, dated 8/7/17
3. Comparison of Approved and Proposed Plans, prepared by LADA, PC. dated May 2017
4. Concept Design, Building Type I Front Elevation, prepared by L&M Design, LLC, dated 5/19/17
5. Concept Design, Building Type I Rear Elevation, prepared by L&M Design, LLC, dated 5/19/17
6. Concept Design, Club Front Elevation, prepared by L&M Design, LLC, dated 5/19/17
7. Concept Design, Club Rear Elevation, prepared by L&M Design, LLC, dated 5/19/17
8. Exhibit 1-Building Type 1 Plans, prepared by L&M Design, LLC, dated 5/1/17
9. Exhibit 2-Building Type 1 Plans, prepared by L&M Design, LLC, dated 5/1/17
10. Exhibit 3-Building Type 1 Elevations, prepared by L&M Design, LLC, dated 5/1/17
11. Exhibit 4-Building Type 2&3Plans, prepared by L&M Design, LLC, dated 5/1/17
12. Exhibit 5-Building Type 2&3 Plans, prepared by L&M Design, LLC, dated 5/1/17
13. Exhibit 6-Building Type 2&3 Plans, prepared by L&M Design, LLC, dated 5/1/17
14. Exhibit 7-Building Type 2 Elevations Plans, prepared by L&M Design, LLC, dated 5/1/17
15. Exhibit 8-Building Type 3 Elevations, prepared by L&M Design, LLC, dated 5/1/17
16. Exhibit 9-Building Type 3 Elevations, prepared by L&M Design, LLC, dated 5/1/17
17. Exhibit 10-Clubhouse Plans, prepared by L&M Design, LLC, dated 5/1/17
18. Exhibit 11-Clubhouse Elevations, prepared by L&M Design, LLC, dated 5/1/17
19. L-1, Cover, prepared by LADA, PC, dated 4/28/17; last revised 8/8/17

20. L-1A, Existing Conditions, prepared by LADA, PC, dated 4/28/17
21. L-2, Overall Site Plan, prepared by LADA, PC, dated 4/28/17; last revised 8/8/17
22. L-3, Grading Plan, prepared by LADA, PC, dated 4/28/17; last revised 8/8/17
23. L-4, Planting Plan, prepared by LADA, PC, dated 4/28/17; last revised 8/8/17
24. L-4.1, Planting List & Details, prepared by LADA, PC, dated 4/28/17; last revised 6/12/17
25. L-5, Details, prepared by LADA, PC, dated 4/28/17
26. L-5.1, Details, prepared by LADA, PC, dated 4/28/17
27. L-9, Layout Plan, prepared by LADA, PC, dated 4/28/17; last revised 8/8/17
28. L-10, Materials Plan, prepared by LADA, PC, dated 4/28/17; last revised 8/8/17
29. LGT-1, Lighting Plan, prepared by WLS Lighting Systems, dated 4/27/17

At the meeting of August 28, 2017, the ARB voted to **positively recommend** the project to the Town Board with the following conditions:

1. Replace 'Taxus' with 'Ilex Glabra' hedge row plantings in parking area

Motion to Approve: Mary Larkin
Seconded: John Goudey
Voice Vote: 4 to 0 with 1 absent

**TOWN BOARD
TOWN OF SOUTHEAST**

**BARRETT HILL RESIDENTIAL DEVELOPMENT
ARCHITECTURAL REVIEW BOARD**

RESOLUTION NO. 65 / 2017

Date: September 7, 2017

INTRODUCED BY: Supervisor Hay

SECONDED BY: Councilman Alvarez

WHEREAS, the Town Board is in receipt of a Report of the Architectural Review Board ("ARB") of the Town Southeast dated August 29, 2017 in connection with the application of BARRETT HILL ASSOCIATES which seeks to amend its site plan and to obtain a Special Use Permit to allow construction of 168 units of multi-family housing including 17 affordable units and 336 parking spaces in the Multi-Family Workforce Housing District on a 29± acre lot located at 41 Mt Ebo Road North, Tax Map No. 46.-5-2, in the Town of Southeast, Putnam County, New York; and

WHEREAS, the Report concludes that the ARB positively recommends the project to the Town Board on certain stated conditions; and

WHEREAS, the Town Board finds that there is no reason to upset the findings and recommendation of the Architectural Review Board in connection with the instant application,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby accepts and approves the Report of the Architectural Review Board dated August 29, 2017 in connection with the application of BARRETT HILL ASSOCIATES which seeks to amend its site plan and to obtain a Special Use Permit to allow construction of 168 units of multi-family housing including 17 affordable units and 336 parking spaces in the Multi-Family Workforce Housing District on a 29± acre lot located at 41 Mt Ebo Road North, Tax Map No. 46.-5-2, a copy of which is annexed hereto and made part hereof, and that such Report shall be incorporated in any final Site Plan subsequently reviewed and approved for this project by the Planning Board.

UPON ROLL CALL VOTE:

Councilman Alvarez	<u>Aye</u>
Councilman Cullen	<u>Aye</u>
Councilwoman Eckardt	<u>Nay</u>
Councilwoman Hudak	<u>Aye</u>
Supervisor Hay	<u>Nay</u>

VOTE: carried by a vote of 3 in favor, 0 against; 0 abstained.

TOWN OF SOUTHEAST
ARCHITECTURAL REVIEW BOARD
APPLICATION REVIEW

MEETING DATE: August 28, 2017

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Barrett Hill Signs

ADDRESS & TAX NUMBER: 41 Mt. Ebo Road North, Tax Map ID 46.-5-2

REPRESENTATIVE: LADA, PC

PLANNING BOARD REFERRAL DATE (IF APPLICABLE): _____

ZONING COMPLIANCE APPROVAL DATE: 8/26/17

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. ARB Application 1 of 2, prepared by Wilder Balter Partners, dated 8/1/17
2. ARB Application 2 of 2, prepared by Wilder Balter Partners, dated 8/1/17
3. 1x - Single Sided Custom Carved HDU Entrance Box Sign to Mount on Stone Base, prepared by Sign Extreme, undated
4. Sign Location Plan, prepared by LADA, PC, dated 8/16/17

Please Circle:

APPROVED OR POSITIVE REFERRAL

DENIED OR NEGATIVE REFERRAL

Recommendations:

① Location for all numbers needs to be shown -

SIGNATURE OF ARB CHAIR OR ACTING CHAIR:  DATE: 8.28.17

PLEASE RETURN THIS FORM TO:

Building Department & Zoning Enforcement, 1 Main Street, Brewster, NY 10509

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

**SPECIAL PERMIT REQUEST
BARRETT HILL ASSOCIATES LLC**

RESOLUTION NO. 83 / 2017

DATE: December 7, 2017

INTRODUCED BY: Supervisor Hay

SECONDED BY: Councilwoman Hudak

WHEREAS, BARRETT HILL ASSOCIATES LLC, WILDER-BALTER PARTNERS and COVINGTON MANAGEMENT, owners of premises located at Mt. Ebo Lot 6, Mt. Ebo Road North (Tax Map No. 45.-5-2) (the "Subject Premises") has made application to this Town Board for a Special Permit to allow the use and development of the Subject Premises as Multifamily Work Force Housing pursuant to the provision of Chapter 138 of the Town Code; and

WHEREAS, the Subject Premises are located in an OP-2 zone; and

WHEREAS, it has been previously found and determined that the Subject Premises are eligible for consideration as a Multifamily Work Force Housing District pursuant to Special Permit and that such premises were mapped as a Multifamily Work Force Housing District by Local Law No. 7 of 2016; and

WHEREAS, the Town Board is in receipt of a report and recommendation from the Southeast Planning Board wherein the Planning Board has recommended the grant of the Special Permit and has found that the proposal of Barrett Hill Associates LLC is in compliance with the applicable general and special standards of Articles X and XIX of Chapter 138 of the Town Code; and

WHEREAS, pursuant to the State Environmental Quality Review Act ("SEQRA") a Negative Declaration indicating that the project is not likely to adversely affect the environment has been adopted; and

WHEREAS, a duly noticed public hearing on the Special Permit application was held by the Town Board on October 19, 2016 and such public hearing was continued to and duly closed on November 1, 2017 and all interested parties have been given an adequate opportunity to be heard in this regard,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby makes the following findings of fact in connection with the instant application:

1. The proposed use is in such location and is a size and character that it will be in harmony with the appropriate and orderly development of the surrounding district and will not be

detrimental to the immediate site or adjacent properties;

2. The location and size of the proposed use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout, and its relation to access streets will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous;

3. The exterior appearance of the building will not hinder or discourage the development and use of adjacent land and buildings; and

4. The proposed use will not require such additional public facilities or services or create fiscal burdens upon the Town greater than those which characterize uses permitted as of right.

AND BE IT FURTHER

RESOLVED, that based upon the foregoing findings, the Town Board of the Town of Southeast hereby grants a Multifamily Work Force Housing Special Permit to the Subject Premises in accordance with Statement of Use prepared and submitted to the Planning Board in connection with this Project Development Plan application and incorporated herein by reference, on the following conditions:

1. The applicant shall operate the facility in compliance with all conditions set forth in Articles X and XIX of the Zoning Code; and

2. The applicant shall execute and file a mutually acceptable Community Benefit Agreement with the Town which shall include, but not be limited to, the payment of recreation fees calculated on the number of units to be constructed; donation of work, labor, materials and services for the reconstruction / rehabilitation of Castle Park and the donation of certain land located adjacent thereto.

And be it further

RESOLVED, that the Town Clerk is hereby authorized and directed to forward a certified copy of this resolution to BARRETT HILL ASSOCIATES, LLC; to the Secretary of the Town of Southeast Planning Board; and to the Southeast Building Department, forthwith.

UPON A ROLL CALL VOTE:

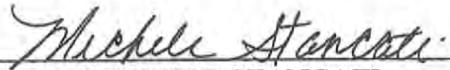
Councilman Alvarez	<u>Aye</u>
Councilman Cullen	<u>Aye</u>
Councilwoman Eckardt	<u>Nay</u>
Councilwoman Hudak	<u>Aye</u>
Supervisor Hay	<u>Nay</u>

VOTE: carried by a vote of 3 in favor, 2 against; 0 abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 7th day of December, 2017.



MICHELE STANCATI
Town Clerk

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

**BARRETT HILL ASSOCIATES, LLC
RECREATION CONTRIBUTION AND COMMUNITY BENEFIT AGREEMENT**

RESOLUTION NO. 84 / 2017

DATE: December 7, 2017

INTRODUCED BY: Supervisor Hay

SECONDED BY: Councilwoman Hudak

WHEREAS, the Town Board previously granted a Special Permit to Barrett Hill Associates, LLC to develop certain property (Tax Map No. 46.-5-2) as Multifamily Work Force Housing pursuant to the Town Zoning Code subject to and conditioned upon entering into a Community Benefits Agreement and an agreement for contribution to the recreation resources of the Town; and

WHEREAS, the Town Board has undertaken an analysis to determine the potential impacts this project could have upon the recreational resources of the community; and

WHEREAS, through a collaborative process, the Town Board negotiated a mutually agreeable recreation fee / donation agreement that will serve to mitigate impacts of new residential development on existing resources and provide for future recreational opportunities.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby authorizes the Supervisor to execute (1) an agreement establishing Recreation Contribution to be paid by Barrett Hill Associates, LLC in connection with the Barrett Hill Multifamily Work Force Housing Project and (2) a Community Benefit Agreement setting forth the parameters necessary to fulfill the criteria for grant of the Special Permit to the Barrett Hill project for Multifamily Work Force Housing in a form and substance approved by the Town Attorney; and be it further

RESOLVED, that this resolution shall take effect immediately.

Upon Roll Call Vote:

Councilman Alvarez	<u>Aye</u>
Councilman Cullen	<u>Aye</u>
Councilwoman Eckardt	<u>Nay</u>
Councilwoman Hudak	<u>Aye</u>
Supervisor Hay	<u>Nay</u>

VOTE: carried by a vote of 3 in favor, 2 against; 0 abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 7TH day of December, 2017.



MICHELE STANCATI
Town Clerk



May 21, 2018

Vincent Sapienza
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

Sabri Barisser, P.E.
Bibbo Associates, L.L.P.
Mill Pond Offices
293 Route 100, Suite 203
Somers, New York 10589

Via email: sbarisser@bibboassociates.com

Re: Mount Ebo Corporate Park Lot 6 (Barrett Hill) - SWPPP
Mount Ebo Road North, (T) Southeast
Tax Map ID 46.-5-2
East Branch Reservoir Basin
Log # 2005-EB-0515-SP.2

The New York City Environmental Protection (DEP) has determined that the above captioned application is *complete*. DEP will notify you by July 6, 2018 of its determination.

If DEP fails to notify you within the above referenced time frame, you may notify DEP of its failure by certified mail, return receipt requested. The notice should be sent to my attention at the address on the left. This notice must include your name, the location of the project, the office with which you filed the application originally, and a statement that a decision is sought in accordance with section 18-23(d)(6) of the Rules and Regulations. If DEP fails to notify you within 10 days of the receipt of the notice, your application will be deemed approved, subject to standard terms and conditions as set forth in the regulations.

Should you have any questions regarding this matter, please call me at (914) 749 - 5360. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Coppola', written over a light blue horizontal line.

Jason Coppola, P.E.
Civil Engineer II
EOH, Regulatory Review & Engineering
Watershed Protection Programs

c: Barrett Hills Associates, LLC - jbainlardi@Wilderbalter.com
Covington Development - haroldlepler@gmail.com
Terri Hahn, LADA, P.C. - ladapc@snet.net
Town of Southeast Planning - planning@southeast-ny.gov
Stormwater Review Committee:
Natalie Browne, NYSDEC; natalie.browne@dec.ny.gov
Michael Budzinski, PCDOH; michael.budzinski@putnamcountyny.com
Thomas Fenton, Town Engineer; tfenton@nlja.com

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

**SPECIAL PERMIT REQUEST
BARRETT HILL ASSOCIATES LLC**

RESOLUTION NO. 83 / 2017

DATE: December 7, 2017

INTRODUCED BY: Supervisor Hay

SECONDED BY: Councilwoman Hudak

WHEREAS, BARRETT HILL ASSOCIATES LLC, WILDER-BALTER PARTNERS and COVINGTON MANAGEMENT, owners of premises located at Mt. Ebo Lot 6, Mt. Ebo Road North (Tax Map No. 45.-5-2) (the "Subject Premises") has made application to this Town Board for a Special Permit to allow the use and development of the Subject Premises as Multifamily Work Force Housing pursuant to the provision of Chapter 138 of the Town Code; and

WHEREAS, the Subject Premises are located in an OP-2 zone; and

WHEREAS, it has been previously found and determined that the Subject Premises are eligible for consideration as a Multifamily Work Force Housing District pursuant to Special Permit and that such premises were mapped as a Multifamily Work Force Housing District by Local Law No. 7 of 2016; and

WHEREAS, the Town Board is in receipt of a report and recommendation from the Southeast Planning Board wherein the Planning Board has recommended the grant of the Special Permit and has found that the proposal of Barrett Hill Associates LLC is in compliance with the applicable general and special standards of Articles X and XIX of Chapter 138 of the Town Code; and

WHEREAS, pursuant to the State Environmental Quality Review Act ("SEQRA") a Negative Declaration indicating that the project is not likely to adversely affect the environment has been adopted; and

WHEREAS, a duly noticed public hearing on the Special Permit application was held by the Town Board on October 19, 2016 and such public hearing was continued to and duly closed on November 1, 2017 and all interested parties have been given an adequate opportunity to be heard in this regard,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby makes the following findings of fact in connection with the instant application:

1. The proposed use is in such location and is a size and character that it will be in harmony with the appropriate and orderly development of the surrounding district and will not be

detrimental to the immediate site or adjacent properties;

2. The location and size of the proposed use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout, and its relation to access streets will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous;

3. The exterior appearance of the building will not hinder or discourage the development and use of adjacent land and buildings; and

4. The proposed use will not require such additional public facilities or services or create fiscal burdens upon the Town greater than those which characterize uses permitted as of right.

AND BE IT FURTHER

RESOLVED, that based upon the foregoing findings, the Town Board of the Town of Southeast hereby grants a Multifamily Work Force Housing Special Permit to the Subject Premises in accordance with Statement of Use prepared and submitted to the Planning Board in connection with this Project Development Plan application and incorporated herein by reference, on the following conditions:

1. The applicant shall operate the facility in compliance with all conditions set forth in Articles X and XIX of the Zoning Code; and

2. The applicant shall execute and file a mutually acceptable Community Benefit Agreement with the Town which shall include, but not be limited to, the payment of recreation fees calculated on the number of units to be constructed; donation of work, labor, materials and services for the reconstruction / rehabilitation of Castle Park and the donation of certain land located adjacent thereto.

And be it further

RESOLVED, that the Town Clerk is hereby authorized and directed to forward a certified copy of this resolution to BARRETT HILL ASSOCIATES, LLC; to the Secretary of the Town of Southeast Planning Board; and to the Southeast Building Department, forthwith.

UPON A ROLL CALL VOTE:

Councilman Alvarez	<u>Aye</u>
Councilman Cullen	<u>Aye</u>
Councilwoman Eckardt	<u>Nay</u>
Councilwoman Hudak	<u>Aye</u>
Supervisor Hay	<u>Nay</u>

VOTE: carried by a vote of 3 in favor, 2 against; 0 abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 7th day of December, 2017.



MICHELE STANCATI
Town Clerk

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

**BARRETT HILL ASSOCIATES, LLC
RECREATION CONTRIBUTION AND COMMUNITY BENEFIT AGREEMENT**

RESOLUTION NO. 84 / 2017

DATE: December 7, 2017

INTRODUCED BY: Supervisor Hay

SECONDED BY: Councilwoman Hudak

WHEREAS, the Town Board previously granted a Special Permit to Barrett Hill Associates, LLC to develop certain property (Tax Map No. 46.-5-2) as Multifamily Work Force Housing pursuant to the Town Zoning Code subject to and conditioned upon entering into a Community Benefits Agreement and an agreement for contribution to the recreation resources of the Town; and

WHEREAS, the Town Board has undertaken an analysis to determine the potential impacts this project could have upon the recreational resources of the community; and

WHEREAS, through a collaborative process, the Town Board negotiated a mutually agreeable recreation fee / donation agreement that will serve to mitigate impacts of new residential development on existing resources and provide for future recreational opportunities.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby authorizes the Supervisor to execute (1) an agreement establishing Recreation Contribution to be paid by Barrett Hill Associates, LLC in connection with the Barrett Hill Multifamily Work Force Housing Project and (2) a Community Benefit Agreement setting forth the parameters necessary to fulfill the criteria for grant of the Special Permit to the Barrett Hill project for Multifamily Work Force Housing in a form and substance approved by the Town Attorney; and be it further

RESOLVED, that this resolution shall take effect immediately.

Upon Roll Call Vote:

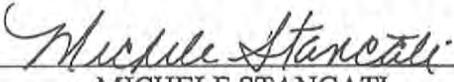
Councilman Alvarez	<u>Aye</u>
Councilman Cullen	<u>Aye</u>
Councilwoman Eckardt	<u>Nay</u>
Councilwoman Hudak	<u>Aye</u>
Supervisor Hay	<u>Nay</u>

VOTE: carried by a vote of 3 in favor, 2 against; 0 abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 7TH day of December, 2017.



MICHELE STANCATI
Town Clerk