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July 1, 2016

Mr. Tony Hay, Supervisor
Town of Southeast Town Board
Route 22
Brewster, NY 10509

Dear Supervisor Hay,

Attached please find seven (7) copies of the EAF Part 3, proposed new zone text and Community Benefits Agreement for the proposed Barrett Hill Project. This EAF is resubmitted in response to the Memorandum from AKRF, Inc, Town Planners, dated June 28, 2106 and comments from the Town Board Work Session of June 23, 2016.

As discussed at the Town Board meeting, the applicant has responded to comments and concerns from the Town Board and Town Planner and has modified the proposed new zone and created a new Work Force Housing Floating Zone. This floating zone as it applies to Barrett Hill would require the creation of a Community Benefits Agreement which describes the type of project which the project sponsor plans to construct. These changes are now reflected in the project EAF Part 3 which is also revised and resubmitted.

The specific changes identified in the ARKF memo are as follows-

1. The Purpose and Intent section has been revised
2. OP-2 has been highlighted as the only zone where the floating zone might be allowed.
3. The parking requirement has been modified to match the requirements of the original Special Permit at 1.5 per unit plus 20% for visitors. At this point, we are considering other options but this change alone increases the project requirements by 50 spaces. We are trying to balance parking requirements with other stormwater issues to find the correct mix and look forward to some additional discussion while the public review is ongoing.
4. The density of any one property is based on the total FAR allowed broken down into units on a project by project basis. The approved Barrett Hill project had a 0.25 FAR which was what was allowed in the OP-2 zone. The currently proposed project has a 0.22 FAR. This element has been added to the zone text.

Resubmission of EAF

Barrett Hill

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5. Section G now indicates one and two bedrooms units only.
6. The text now adds "Persons aged 55 and over" as requested.
7. This text has been revised

Traffic Comment 1 - No response required.

EAF Item 1 - See comment 2 above. The EAF text remains correct.

EAF Item 2- Section 1.3 has been revised.

Other comments - Page 1-4 now indicates possible rent levels. I would note that the figures mentioned at the Town Board meeting were the rents anticipated for the "Affordable Priority Units" and not the market rate units I mentioned. I apologize for the error- I had the two list switched.

Other comments - The phrase "Persons aged 55 and over" has been added to the priority unit list .

Other comments- The new parking requirements were added to Tables 1 and 2

At this time the project sponsor believes that the EAF and zone text have been revised and request that the Town Board accepts the documents as suitable for distribution as required by SEQRA. A public hearing could be set for the beginning of August.

If you have any questions, please let us know.

Sincerely,



Terri-Ann Hahn
Principal

attachments