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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**March 13, 2017**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**PUBLIC HEARINGS:**

1. **ACE ENDICO, 80, 81 & 71 International Blvd.** – Continued Public Hearing to Review an Application for Site Plan Amendment, Subdivision, Conditional Use Permit and Wetland Permit

**REGULAR SESSION:**

1. **BREWSTER FORD, 1024 Route 22** – Review of Request for Establishment of a Performance Bond
2. **HENRY TREE SERVICE, 47 Prospect Hill Road** – Review of an Application for Final Site Plan Approval and Establishment of a Performance Bond
3. **EMPIRE STATE LANDSCAPING, 2525 Carmel Avenue** – Continued Review of Conditional Use Permit Application

**Approve Meeting Minutes from February 27, 2017**

**March 13, 2017**

**VAD**

**Agenda Subject to Change**

**Town of Southeast**  
**Planning Board**  
One Main Street  
Brewster, NY 10509

March 15, 2017

Town Board of the Town of Southeast  
1360 Route 22  
Brewster, NY 10509

RE: **BREWSTER FORD**, 1024 Route 22, TAX MAP ID 68.5-2-32

Dear Boardmembers:

At the 3/13/17 regular meeting of the Town of Southeast Planning Board, a motion was made to refer the above referenced project to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and site stabilization.

<u>PROJECT</u>	<u>BOND AMOUNT</u>
BREWSTER FORD	\$ 8,300.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$227,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$9,080.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,

  
Thomas LaPerch, Chairman  
Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Town Engineer  
Building Inspector  
Insite Engineering  
Planning Board File



Jacobson

March 8, 2017

Mr. Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
One Main Street  
Brewster, NY 10509

Re: Brewster Ford  
1024 Route 22  
Bond Estimate  
NLJ #0001-0699

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for all site improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for site improvements totals \$227,000.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above recommended bond amount, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$9,080.

We have also prepared a performance bond estimate for erosion & sediment controls and site restoration. The required Erosion & Sediment Control / Restoration Bond based on the attached estimate is \$8,300.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay,  
M. Levine,  
W. Stephens, Jr.  
M. Bruen  
M. Stancati  
S. Coleman  
A. Ley  
Insite

NATHAN L. JACOBSON & ASSOCIATES, INC.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Brewster Ford  
 1024 NYS Route 22  
 Brewster, New York

Done by: JMD  
 Date: 3/8/2017

Project No.: 0001-0699

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	STRIP & STOCKPILE TOPSOIL	\$0.48	S.Y.	780	\$374.40
2	SITE GRADING	\$5,000.00	L.S.	1	\$5,000.00
3	SINGLE CATCH BASIN	\$3,130.00	EACH	5	\$15,650.00
4	STORM MANHOLES	\$3,100.00	EACH	3	\$9,300.00
5	YARD INLET	\$2,465.00	EACH	3	\$7,395.00
6	10" Ø HDPEP	\$24.00	L.F.	70	\$1,680.00
7	12" Ø HDPEP	\$35.00	L.F.	440	\$15,400.00
8	15" Ø HDPEP	\$41.00	L.F.	56	\$2,296.00
9	GRAVEL SUB BASE	\$31.33	C.Y.	600	\$18,798.00
10	HOT MIX ASPHALT	\$94.00	TON	860	\$80,840.00
11	BITUMINOUS CONC. LIP CURB	\$5.06	L.F.	235	\$1,189.10
12	CONCRETE CURB	\$17.28	L.F.	630	\$10,886.40
13	CONCRETE PAD	\$40.00	S.Y.	5	\$200.00
14	TOPSOIL AND SEEDING	\$5,000.00	L.S.	1	\$5,000.00
15	LANDSCAPING	\$25,500.00	L.S.	1	\$25,500.00
16	EROSION CONTROL BLANKET	\$2.43	S.Y.	870	\$2,114.10
17	SIGNS	\$248.00	EACH	5	\$1,240.00
18	SILT FENCE	\$5.93	L.F.	690	\$4,091.70
19	INLET PROTECTION	\$136.00	EACH	8	\$1,088.00
20	SITE LIGHTS	\$2,690.00	EACH	7	\$18,830.00
<b>Subtotal:</b>					<b>\$226,872.70</b>

SAY \$227,000.00

NATHAN L. JACOBSON & ASSOCIATES, INC.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Erosion & Sediment Control and Site Restoration Bond

Project: Brewster Ford  
 1024 NYS Route 22  
 Brewster, New York

Done by: JMD  
 Date: 3/8/2016

Project No.: 0001-0699

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	EROSION CONTROL BLANKET	\$2.43	S.Y.	870	\$2,114.10
2	SILT FENCE	\$5.93	L.F.	690	\$4,091.70
3	INLET PROTECTION	\$136.00	EACH	8	\$1,088.00
4	REGRADE SITE, TOPSOIL, SEED & MULCH	\$1.20	S.Y.	870	\$1,044.00
Subtotal:					\$8,337.80
SAY					\$8,300.00

**TOWN OF SOUTHEAST, NY  
RESOLUTION  
SITE PLAN & CONDITIONAL USE PERMIT APPROVAL**

INTRODUCED BY: LaPerch

DATE: March 13, 2017

SECONDED BY: Hecht

**WHEREAS, BILL HENRY TREE SERVICE** as the Applicant/Owner of certain properties located 47 Prospect Hill Road in the ED Zoning District in Town of Southeast and known and designated as Tax Map Number 56.12-1-6 has submitted an application for Site Plan Amendment & Conditional Use Permit approval to construct a 55 ft. x 65 ft. contractor’s building, a 55 ft. x 65 ft. canopy with outdoor storage beneath, and associated parking areas (the “Proposed Project”); and,

**WHEREAS,** the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, issued a Negative Declaration on or about 10/24/16, indicating that no negative environmental impact would exist;

**WHEREAS,** the Town of Southeast Planning Board (the “Planning Board”) has thoroughly reviewed the application and the following documents and plans, as well as memos from its consultants:

<b>Drawing No. &amp; Title; submitted by</b>	<b>Original Date; Last Revised</b>
Memorandum to Chairman LaPerch from Insite Engineering	2/21/17
Statement of Use, prepared by Insite Engineering	9/6/16; 2/21/17
Program for Construction Completion & Occupancy, prepared by Insite Engineering	9/6/16; 2/21/17
Memorandum to Chairman LaPerch from Insite Engineering requesting waivers	2/21/17
A-1, Aerial Map, prepared by Insite Engineering	9/6/16
SP-1, Site Plan, prepared by Insite Engineering	9/6/16; 10/20/16
SP-2, Grading & Drainage Plan, prepared by Insite Engineering	9/6/16; 10/20/16
SP-3, Erosion & Sediment Control Plan, prepared by Insite Engineering	9/6/16; 10/20/16
LP-1, Lighting Plan, prepared by Insite Engineering	10/20/16
Topography Survey of Property for Bill Henry Tree Service, prepared by Insite Engineering	6/17/16
New Storage Facility, Floor Plan, prepared by Victor Caruso, Architect	1/20/17
New Storage Facility, Foundation Plan, prepared by Victor Caruso, Architect	1/20/17
New Storage Facility, Elevations, prepared by Victor Caruso, Architect	1/20/17
New Storage Facility, Cross Section, prepared by Victor Caruso, Architect	1/20/17
Memorandum to Chairman LaPerch from NYS Department of Environmental Conservation	11/4/16
Memorandum to Chairman LaPerch from NYC Department of Environmental Protection	

; and,

**WHEREAS,** the Planning Board has reviewed said drawings in addition to reports and correspondence filed with those drawings and has caused the same to be reviewed by its consultants; and,

**WHEREAS,** the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant

are in substantial compliance with Chapter 138, "Zoning," (specifically Article IX thereof) of the Town of Southeast Code; and,

**WHEREAS**, the Planning Board is in receipt of a referral dated 2/2/17 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

**WHEREAS**, the Planning Board is in receipt of a resolution dated 2/16/17 from the Town Board approving the architecture of the Proposed Action; and

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to the authority vested in the Planning Board by Chapter 138, "Zoning," of the Town Code, the Planning Board hereby grants Conditional Use Permit Approval for the Proposed Action, as defined above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Action, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

1. The Code Enforcement Officer shall have right of entry for inspection, with reasonable notice, to determine compliance with the conditions of this permit.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that pursuant to the authority vested in the Planning Board by Chapter 138, "Zoning," of the Town Code, the Planning Board hereby grants Final Site Plan Approval for the Proposed Action, as defined above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Action, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

#### **General Conditions**

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. Prior to issuance of a Building Permit, the applicant will submit to the Planning Board information pertaining to the specific tenant/use and, if necessary, an amended site plan application showing any proposed modifications to the site for the specific tenant/use.
4. Pursuant to § 138-85.D, where a proposed use or proposed building or other structure involves the installation, extension, relocation or reconstruction of a sewage disposal or water supply system, no building permit shall be issued until plans for such a system have been approved by the County of Putnam, State of New York, City of New York or any regulatory agency having jurisdiction as required by law. No certificate of occupancy shall be issued until such a system has been completed and approved by such an agency as required by law or until the use or building or structure has been provided with the connections to a previously completed and approved sanitary sewer and public water supply system.
5. The Proposed Action shall be constructed in coordination with the approved site improvements for the Henry Tree Service including all stormwater and wastewater treatment systems and conveyance systems.
6. The Applicant is granted approval based on generic review by the Architectural Review Board of building design and elevations and will have to seek a second review if modifications to the approved design are made. The Proposed Action shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed by the Architectural Review Board and approved by the Town Board.

7. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board one full set of final full-sized plans and five 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), for distribution to the Town Engineer, the Planning Board, the Town Clerk, the Building Inspector, and the Town Planner. This final plan set shall include the final architectural plans recommended by the Architectural Review Board and approved by the Town Board. Each of these sets shall be bound, and shall contain a signature box on the Index or Title Page for the Planning Board Chairman's Signature. No Building Permits shall be issued until these plan sets have been submitted to the Planning Board Secretary and signed by the Planning Board Chairman.

8. The Applicants shall submit two (2) sets of as-built plans to the Town of Southeast Building Department and one (1) full size set to the Planning Board after final construction is completed. The as-built plans must show all buildings and site improvements, the impervious surfaces, landscaping, and final design specifications for all stormwater management facilities. The plans must be certified by a professional engineer.

9. The Applicant shall revise the site plan pursuant to the comments of the Town Engineer's memorandum dated 3/9/17, and submit the required plan sets with these changes prior to the Planning Board Chairman signing the final plans.

#### **Financial & Legal Considerations**

1. The Applicant shall post a Performance Bond in an amount determined by the Town Engineer and recommended by the Planning Board for Town Board approval to ensure all site grading, stormwater management, and road improvements will be made in accordance with the approved drawings, Town of Southeast Code and to the satisfaction of the Town Engineer and/or Highway Superintendent. The Performance Bond may also be used to finance necessary work to stabilize the project site should the Applicant abandon the project and the Town is forced to complete necessary improvements. The establishment of the Performance Bond shall be done in a form acceptable to the Town Counsel. The bond amount will be based upon 2017 construction costs. If the construction is not begun during the calendar year 2017, the Applicant must re-apply to the Planning Board for an adjustment of the bond amount to account for escalation of material and labor costs. Upon such request to the Planning Board, the Planning Board shall make a recommendation to the Town Board and the Town Board shall diligently set a new bond amount in accordance with the recommendation of the Town Engineer. The Performance Bond must be paid prior to the start of any work on the site and/or the filing for a Building Permit. The Southeast Planning Board requests that the Southeast Building Inspector withhold the Certificate of Occupancy until the Planning Board or its duly authorized representative has made an inspection of the subject improvements and determined that the Applicant has complied with all the conditions of this approval.

2. No certificate of occupancy for the structures depicted on the project development plan/site plan shall be issued or occupancy permitted unless and until the site improvements associated with the development shall be fully completed by the developer or substantially completed to the satisfaction of the building inspector and a valid performance bond is posted, in an amount equal to the amount necessary to fully complete the outstanding site improvements, to ensure faithful completion thereof within a reasonable period of time not to exceed six months.

3. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.

4. This resolution supersedes all construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as an affirmation of past approvals or conditions not recited herein.

#### **Construction Activity**

1. At least ten (10) days prior to commencing construction of any required improvements, the Applicant shall notify the Building Inspector and the Town Engineer, in writing, of the time when it

proposes to commence construction of such improvements so that the Building Inspector may cause an inspection to be made to ensure that all Town specifications and requirements shall be met during the construction of required improvements. The Applicant shall provide a general construction phasing schedule to the Building Inspector, Planning Board and Town Engineer and shall update that schedule, and provide copies to the Building Inspector, Planning Board and Town Engineer, throughout the construction process, as necessary.

2. The Town shall require a pre-construction conference between the Town Engineer and Town Highway Superintendent and the owner or owner's representative, general contractor and on-site engineer to review construction phasing plans, inspections schedules, and requirements for complying with all regulations and conditions of this approval prior to commencing construction. The following items shall be completed by the Applicant prior to scheduling a pre-construction conference:

- a) Performance Bond and Erosion and Sediment (E&S) Control Bond shall be posted with the Town Clerk;
- b) Inspection Fees shall be paid to the Planning Board;
- c) Escrow Account shall be in good standing;
- d) In accordance with item #7 under "General Conditions" above, approved/signed plans shall be on file with the Planning Board and the Building Department; and
- e) The MS4 Acceptance, proof of mailing of Notice of Intent (NOI), and E&S shall be completed and on file with MS4 Administrator.

3. The Town of Southeast Building Inspector or its designee may make periodic inspections to ensure that all site work and site improvements are being made in conformance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall designate a responsible and competent person to be the on-site construction manager who shall be responsible for ensuring the continued compliance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall ensure that all remedial measures are taken within 72 hours of any notification of deficiencies relating to construction. If appropriate measures are not implemented to the satisfaction of the Town Engineer, a stop work order may be issued by the Town and/or a fine imposed according to Town Code.

4. Should project changes be required that would represent a significant change to the approved plans, the Applicant may be required to seek an amended approval from the Planning Board.

5. The Applicant shall retain the services of a professional engineer and/or a landscape architect (in accordance with the drawings prepared) throughout the construction process who shall periodically observe the construction of all approved improvements, except improvements to Town of Southeast roads and drainage (which shall be inspected by the Town Engineer and/or Highway Superintendent). The Applicant's professional engineer and/or landscape architect shall provide a statement, in writing, that all approved improvements have been constructed substantially as required and approved by the Planning Board or as such requirements have been modified.

6. Prior to commencing any site clearing, grading, or construction activity, the Applicant shall have the boundary of the property staked out by a licensed surveyor.

7. A copy of the completed NOI to comply with the New York State Department of Environmental Conservation (NYSDEC) General Permit for Construction Activity shall be maintained at the on-site construction office.

8. All sediment and erosion control measures or Best Management Practices indicated on the approved plans and/or required for compliance with the NYSDEC General Permit for Construction Activity shall be installed at the commencement of grading activities and shall be inspected on a weekly basis (or following any storm event in excess of one-half inch) to ensure proper function. All construction activities shall adhere to the provisions for sediment and erosion control contained in the NYSDEC's *New York Standards and Specifications for Erosion and Sediment Control*.

9. The design and construction of all proposed water quantity and water quality best management practices shall adhere to the *New York State Stormwater Management Design Manual*.
10. Any drainage improvements that would affect a Town drainage structure or element or any improvements to Town of Southeast roads shall be made in accordance with the Town Road and Drainage Specifications (Chapter A143 of the Town Code) and shall be made under the direction and supervision of the Highway Superintendent.
11. The Town Highway Superintendent must be notified a minimum of 72 hours in advance of any construction activity affecting the Town drainage system or any Town Road except where emergency repairs are required, in which case the Highway Superintendent must be notified as soon as possible after the affected area has been stabilized.
12. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.
13. All disturbed areas shall be stabilized pursuant to NYSDEC regulations. Should disturbed areas remain disturbed for periods longer than one month, more permanent stabilization measures shall be installed.
14. The NYSDEC has determined in a letter dated 11/4/16 that the Project Site is located within or near record(s) of northern long-eared bats (*Myotis septentrionalis*), a species listed as threatened in New York State. To avoid impacts to this species and the requirements of an Article 11, Title 5, Section 535 of the Environmental Conservation Law, Threatened and Endangered Species, an Article 11 "Take" Permit, the removal of any trees greater than 4-inches diameter at breast height (DBH) associated with this Project shall occur during the Northern Long-eared Bat's hibernation period. This period begins October 31 and ends March 31 (of any given year). If tree cutting cannot occur during the above time frames, the applicant shall contact the NYSDEC to determine if a Take Permit is required and shall copy the Town of Southeast Building Inspector and Planning Board Secretary on all correspondence.

#### **Landscaping**

1. Prior to planting according to the approved landscape plan, the Applicant shall stake the location of all proposed landscaping and allow for a site inspection by the Planning Board or its designees to ensure that the proposed landscaping will provide the maximum screening benefit and/or that the proposed landscaping is suitable for the visual setting and overall appearance of the project site.
2. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility. In the event that said landscaping is not maintained to the satisfaction of the Building Inspector or Code Enforcement Officer (CEO), the Building Inspector or CEO shall notify the applicant in writing of the violation. If the required landscaping maintenance is not performed within 30 days to the satisfaction of the Building Inspector or CEO, the Town shall correct the violation and be reimbursed for Town costs by the applicant.
3. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.
4. After final construction is complete, and prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an as-built landscaping plan to the Town of Southeast Building Department. The as-built plan shall identify any discrepancies between the approved plan and the installed landscaping. The plans must be certified by a professional landscape architect, architect, or engineer.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>absent</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**Town of Southeast**  
**Planning Board**  
One Main Street  
Brewster, NY 10509

March 15, 2017

Town Board of the Town of Southeast  
1360 Route 22  
Brewster, NY 10509

RE: **HENRY TREE SERVICE**, 47 Prospect Hill Road, TAX MAP ID 56.12-1-6

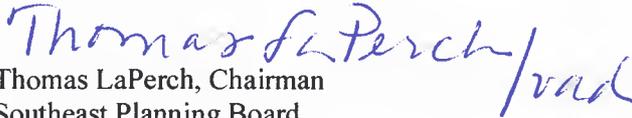
Dear Boardmembers:

At the 3/13/17 regular meeting of the Town of Southeast Planning Board, a motion was made to refer the above referenced project to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and site stabilization.

<u>PROJECT</u>	<u>BOND AMOUNT</u>
HENRY TREE SERVICE	\$ 12,200.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$152,200.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$6,088.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,

  
Thomas LaPerch, Chairman  
Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Town Engineer  
Building Inspector  
Insite Engineering  
Planning Board File



Jacobson

March 9, 2017

Mr. Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
One Main Street  
Brewster, NY 10509

Re: Bill Henry Tree Service  
47 Prospect Hill Road  
Bond Estimate  
NLJ #0001-0992

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for all site improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for site improvements totals \$152,200.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above recommended bond amount, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$6,088.

We have also prepared a performance bond estimate for erosion & sediment controls and site restoration. The required Erosion & Sediment Control / Restoration Bond based on the attached estimate is \$12,200.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay,  
M. Levine,  
W. Stephens, Jr.  
M. Bruen  
M. Stancati  
S. Coleman  
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Insite

NATHAN L. JACOBSON & ASSOCIATES, INC.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Bill Henry Tree Service  
 47 Prospect Hill Road  
 Southeast, New York

Done by: JMD  
 Date: 3/9/2017

Project No.: 0001-0992

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	STRIP & STOCKPILE TOPSOIL	\$0.35	S.Y.	4630	\$1,620.50
2	SITE GRADING	\$15,000.00	L.S.	1	\$15,000.00
3	SINGLE CATCH BASIN	\$3,130.00	EACH	1	\$3,130.00
4	12" Ø HDPEP	\$35.00	L.F.	153	\$5,355.00
5	12" HDPE FLARED END SECTION	\$351.00	EACH	1	\$351.00
6	LEVEL SPREADER	\$750.00	EACH	1	\$750.00
7	TOPSOILING & SEEDING	\$3,000.00	EACH	1	\$3,000.00
8	ROUGH GRADE SUBGRADE - PARKING LOTS	\$1.23	S.Y.	1950	\$2,398.50
9	GRAVEL SUB BASE	\$31.33	C.Y.	433	\$13,565.89
10	FINE GRADE & ROLL BASE - PARKING LOTS	\$2.25	S.Y.	1950	\$4,387.50
11	BITUMINOUS CONCRETE BINDER	\$94.00	TON	280	\$26,320.00
12	BITUMINOUS CONCRETE TOP	\$99.25	TON	170	\$16,872.50
13	BOULDER RETAINING WALL	\$25.00	S.F.	630	\$15,750.00
14	MODULAR BLOCK RETAINING WALL	\$30.00	S.F.	466	\$13,980.00
15	CAST-IN-PLACE CONCRETE CURB	\$14.91	L.F.	1365	\$20,352.15
16	TIMBER GUIDERAIL	\$20.00	L.F.	245	\$4,900.00
17	SILT FENCE	\$5.93	L.F.	520	\$3,083.60
18	CONSTRUCTION ENTRANCE	\$1,237.00	EACH	1	\$1,237.00
19	INLET PROTECTION	\$100.00	EACH	1	\$100.00
Total:					\$152,153.64
SAY					\$152,200.00

NATHAN L. JACOBSON & ASSOCIATES, INC.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Erosion & Sediment Control and Site Restoration Bond

Project: Bill Henry Tree Service  
 47 Prospect Hill Road  
 Southeast, New York

Done by: JMD  
 Date: 3/9/2017

Project No.: 0001-0992

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	INLET PROTECTION	\$100.00	EACH	1	\$100.00
2	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.10	S.Y.	4630	\$5,093.00
3	HYDROSEED	\$0.58	S.Y.	4630	\$2,685.40
4	SILT FENCE	\$5.93	L.F.	520	\$3,083.60
5	CONSTRUCTION ENTRANCE	\$1,237.00	EACH	1	\$1,237.00
				Total:	\$12,199.00
				SAY	\$12,200.00

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION  
SEQRA CLASSIFICATION**

INTRODUCED BY: LaPerch                      DATE: March 13, 2017  
SECONDED BY: Cyprus

**WHEREAS**, an application is being made by **EMPIRE STATE LANDSCAPING** to use an existing building and fenced outside storage for a landscaping business whereby the storage of materials and trucks for the landscaping is subject to a Conditional Use permit from the Planning Board on a property located at 2525 Carmel Avenue in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 67.6-1-3.5, and is located in the GC Zoning District; and

**WHEREAS**, the Planning Board has reviewed the following documents in support of this classification:

1. Short Environmental Assessment Form (EAF) dated 2/26/17
2. PS-1, Site Plan, prepared by John Karell, Jr., P.E., dated 1/15/17
3. Response to AKRF comments prepared by John Karell, Jr., P.E., dated 2/24/17

**NOW, THEREFORE BE IT RESOLVED**, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short EAF, and pursuant to §617.5(c)(7), finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>Absent</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

March 15, 2017

Director  
Putnam County Division of Planning and Development  
841 Fair Street  
Carmel, NY 10512

Re: Empire State Landscaping  
GML §239-m

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application by Empire State Landscaping for a proposal to use the existing building and fenced outside storage for landscaping businesses where the storage of materials and trucks for is subject to a Conditional Use permit from the Planning Board. The proposed project is located on an approximately ±.71 acre parcel located on 2525 Carmel Avenue, Putnam County, New York (Tax Map ID 67.6-1-35).

The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

Enclosed is the application for your review.

Please call Victoria Desidero, Secretary to Planning Board, Architectural Review Board and Zoning Board of Appeals, at (845)279-7736, if you should have any questions.

We thank you for your consideration and review of this application.

Sincerely,

*Thomas LaPerch*  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

*/rad*

Attachment

cc: Town Attorney  
Town Clerk  
Scott Frey, Owner