



October 3, 2022

Town of Southeast Planning Board  
One Main Street  
Brewster, New York 10509

RE: Volz/Cloverleaf  
Site Plan and Wetland Permit Review  
1051 and 1055 NYS Route 22  
Tax Map No. 68.-1-2 & 3

Dear Chairman LaPerch and Members of the Board:

Enclosed please find the following in regards to the above referenced property for Site Plan and Wetland Permit Review:

- Drawing Sheet Set (13 Sheets Total), last revised October 3, 2022.
- Full Environmental Assessment Form (FEAF), last revised October 3, 2022.
- New York State Department of Transportation Correspondence.
- Drawing CS-1, "Renderings and Cross Sections," dated July 18, 2022.
- Stormwater Pollution Prevention Plan, dated October 3, 2022.

The above listed project materials have been revised based on comments received at the previous Planning Board meetings and comments received from the town consultants. We offer the following in response to comments received:

**Memorandum from Ashley Ley, AICP, of AKRF, dated January 5, 2022**

1. Comment addressed. The cover letter and statement of use indicate the office building will be used by Enterprise Rent-A-Car. The building will combine Enterprise offices from several locations to this new proposed location. Approximately 15 employees will operate the agency and up to 30-35 employees will be on-site for approximately half an hour in mornings and evenings.
2. The Special Route 6 Area District:
  - a. A Truck Maneuvering Plan will be provided in a future submission once the project's traffic engineer has fully designed the driveway entrance.
  - b. Renderings showing views from I-84 and I-684, as well as two cross sections from the Putnam County Trailway, have been provided on Drawing CS-1. As shown on Drawing EX-1, there are many existing trees at the property line that will remain, thus screening the view of the proposed development.
  - c. The applicant is not providing a connection to the Putnam County Trailway as this would be a security issue for the private business onsite. There are no public parking areas proposed as part of this project either.
3. Comment addressed. Solar canopies are no longer proposed as part of this project.
  - a. Comment addressed. The distance between the dealership and the site is approximately 1,000 ft.
  - b. Refer to Drawing CS-1 for photo-simulations and line-of-sight drawings.
  - c. Comment addressed. General Note #7 was added to OP-1 stating, "No used or pre-owned vehicles are permitted to be stored onsite per §138-63.9.I.(5) of the Town Code."

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4. Labels depicting the gravel and asphalt areas have been added to Drawing SP-1.
5. An updated Traffic Impact Study will be provided in a future submission.
6. Comment addressed. We understand that the Planning Board at the April 12, 2021 meeting classified the project as a Type I action and a Major Project. Please find attached a revised Full Environmental Assessment Form based on Town comments, which includes updated information on the following items:
  - a. D.1.h.iv and v. Approximate sizes of proposed impoundment and dimensions of proposed impounding structure have been provided.
  - b. D.2.b.ii. The extent of wetland disturbance has been included.
  - c. D.2.c.i. The daily water usage has been updated and this number includes the Enterprise car washing station.
  - d. D.2.c.v. and vi. Information about the proposed water supply has been provided.
  - e. E.1.d. No facilities serving children, the elderly, or people with disabilities is within 1,500 feet of the site.
  - f. E.3.h. Has been marked as a "yes," to reflect that there are publicly accessible scenic resources near the site.
7. We acknowledge that further review of wetland impacts is required by the Town Wetlands Inspector.
8. Comment addressed. The cover letter and statement of use indicate the office building will be used by Enterprise. The building will combine Enterprise offices from several locations to this new proposed location. Approximately 15 employees will operate the agency and up to 30-35 employees will be on-site for approximately half an hour in mornings and evenings.
9. Single trees with a diameter of eight inches or more were surveyed along the property line and within 50 feet of the limits of disturbance and have been shown on Drawing EX-1.

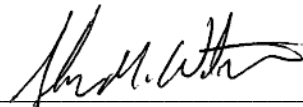
**Memorandum from Joseph M. Dillon, PE, of Nathan L. Jacobson & Associates, P.C., dated January 4, 2022**

1. Guiderail has been provided at all locations where the slope is steeper than 4H:1V and the vertical drop below the pavement surface to the toe of the slope is 5' or greater. Guiderail locations are depicted on Drawing SP-1.
2. In accordance with § 64-17A, the Asphalt Roadway Detail on Drawing D-2 has been revised to identify an 8" subbase course.
3. Access/monitoring risers have been provided for the proposed subsurface detention systems and are shown on the Enlarged Plans on Drawings D-3, D-4 and D-6.
4. Soil testing was performed in the area of the proposed pretreatment basin at a similar existing grade elevation for the proposed bioretention filter. Test hole SW-7 was excavated to a depth of 112", with a bottom elevation below the proposed elevation of the pretreatment basin. No rock, groundwater or mottling was observed in the test hole. It should also be noted there are no separation requirements to rock or groundwater for the proposed stormwater practice. Although it is not anticipated due to the witnessed soil testing, if groundwater is observed during construction, a liner shall be installed in the pretreatment basin so it will perform as designed. No modifications to the design would be required if rock is observed at the bottom of basin elevation during construction.
5. Additional measures may be installed to prevent buoyancy if groundwater is encountered during construction in the location of the proposed detention system 3.1 DS. No additional soil testing will be performed at this time as there are no separation requirements to groundwater for the proposed stormwater management practices at the entrance drive.

We respectfully request this project be placed on the November 14, 2022 Planning Board meeting agenda for continued discussions of the provided information and consideration for scheduling a public hearing. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:   
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John M. Watson, P.E.  
Senior Principal Engineer  
JMW/jh

Enclosures

cc: Planning Board (7 Members)  
Ashley Ley, AICP, Town Planner (via email)  
Thomas Fenton, PE, Town Engineer (via email)  
Jim Lau, Wetland Inspector (via email)  
Susan Jainchill, AICP, RLA, Aspect 120 (via email)  
Victoria Desidero, Planning Board Secretary  
Kenn Volz, 1051 Route 22, LLC (via email)  
Frank Filiciotto, PE, Creighton Manning (via email)  
Justin Kacur, AI, Highlands Architecture, PLLC (via email)

Insite File No. 20230.100