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Memorandum

To: Town of Southeast Town Board
From: Ashley Ley, AICP and Anthony Russo
Date: June 28, 2016
Re: Barrett Hill
cc: LADA, Keane & Beane

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- EAF revised Part 3, prepared by LADA, last revised 6/23/16
- Floating Zone Option [Zoning Petition], prepared by Keane & Beane, last revised 6/23/16
- Community Benefits Agreement for Barrett Hill, prepared by Keane & Beane, last revised 6/23/16
- Limited Updated Traffic Impact and Access Study, prepared by FP Clark, dated 6/23/16

As discussed at the June 23, 2016 meeting of the Town Board, the Applicant has submitted the above documents in response to comments from AKRF and members of the Town Board. We have reviewed the submission and offer the following comments, most of which were raised at the June 23, 2016 meeting.

ZONING PETITION

1. Section A “Purpose and intent” should be revised to remove the reference to the Comprehensive Plan as requested by Board member Eckardt at the Town Board meeting.
2. Section C “Eligible property” should be amended to clearly state that an eligible property must be located in the OP-2 Zoning District.
3. Section F “Dimensional and bulk standards” proposes the provision of 1.5 off-street parking spaces per dwelling unit. The Town of Southeast Code currently requires the provision of 1 space per “1/2 dwelling, plus 20% additional spaces for visitor” parking for multi-family uses in the RMF Zoning District, and 1.5 parking spaces per unit plus 20% additional spaces for visitors for senior housing in the OP-2 Zoning District. The Institute of Transportation Engineers (ITE) recommends 1.94 spaces per unit for multi-family. The Applicant should provide support to justify the requested 1.5 ratio, which is less than what was previously required as a senior housing development.

4. Section F “Dimensional and bulk standards” should also be revised to include density restrictions on the number of units permitted in the proposed floating zoning district.
5. Section G “Development standards” item 2 should be revised to exclude three bedroom units.
6. The Applicant should consider amending Section H “Selection and affordability standards” item 6 to include “senior citizens.”
7. Section H item 8 refers to “subsection B(3),” however there is no subsection B(3).

TRAFFIC STUDY

1. The LTIAS identified one “notable increase in delay” of 14 seconds from No Build to Build conditions, with a decline in Level of Service (LOS) from E to F for the northbound Mount Ebo Road South left turn/through movement at Doansburg Road during the afternoon peak hour. Although a peak hour warrant analysis shows that traffic volumes at this intersection would not meet the peak hour warrant for a traffic signal, we recommend that the Applicant commit to depositing \$10,000 in escrow for post-construction monitoring of this intersection to determine if mitigation (e.g., traffic signal) is needed. This recommendation can be addressed at the time of a Determination of Significance and/or Special Permit Approval.

ENVIRONMENTAL ASSESSMENT FORM

1. The EAF states that “the zoning text change would be applicable to all parcels within the OP-2 zoning districts...” This is inconsistent with the Zoning Text as submitted (see comment 2 under Zoning above). However, we understand from the meeting on June 23, 2016, that the proposed zoning will be revised. If it is not, then the EAF will need to be revised.
2. Section 1.3 Approvals should be revised to include the Town Board action of mapping the “Multi-Family Work Force Housing District” to the Project Site.

RECOMMENDED ACTIONS

AKRF recommends that the Applicant submit the above requested revisions to the Town Board by the close of business on July 5, 2016, so they may be considered for referral to the Involved and Interested Agencies, including Putnam County Planning and the Town of Southeast Planning Board, on July 7, 2016.