



September 5, 2018

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

RE: FWL Group, LLC
Subdivision, Site Plan and Wetland Permit Review
200 & 280 Fields Lane
Tax Map No. 78.-2-1 & 2

Dear Chairman LaPerch and Members of the Board:

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

- Site Plan Set (8 Sheets Total), dated September 5, 2018.
- Lot Merger Map, dated April 2, 2018.
- Architectural Drawings as prepared by Sergio Marin Architecture + Design (3 Sheets Total), dated June 13, 2018.
- Drawing ALT-2, "Alternative Plan with Retaining Walls", dated September 5, 2018.
- Statement of Use, revised September 5, 2018.
- Short EAF, revised September 5, 2018
- Wetland Buffer Monitoring & Maintenance Plan, April 2, 2018.
- Stormwater Pollution Prevention Plan (SWPPP), dated September 5, 2018.

The applicant, FWL Group, LLC, c/o Dr. Sunil Gupta, wishes to construct an approximate 28,500 SF commercial building and install the associated well, septic system, stormwater management areas, and wetland mitigation areas on the property located at 200 & 280 Fields Lane in Southeast. The property resides in OP-1 zoning district and totals approximately 13.05 AC. As part of this project, the two lots will be merged under the 280 Fields Lane lot (Tax Map 78.-2-1). The intended use onsite is office/general business with warehouse space.

The site contains Town of Southeast regulated wetlands and a pond with their associated controlled areas. There are no NYSDEC regulated wetlands or adjacent areas onsite. All impervious surfaces have been shifted outside the 100' NYCDEP Limiting Distance.

Since the last submission to the board on July 27, 2018, several revisions to the plan set have been provided due to soil testing results and the installation of mitigation areas onsite. In an effort to minimize disturbance within the wetland-controlled areas, the stormwater management practices have been revised to include an infiltration system and an underground cistern in lieu of stormwater basins which take up a much larger footprint. A lighting plan has been provided for review along with an extensive landscape plan.

In response to any outstanding comments provided by the Board's Consultants, we offer the following:

Memorandum from Ashley Ley, ACIP, Town Planner, dated August 3, 2018:

1. Thru 5. These comments have been addressed.
6. We understand that the previously provided lighting plan is compliant with the Town of Southeast Zoning Code.

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7. There is no outdoor storage proposed onsite and refuse containers have been shown on the site plans.
8. A landscaping plan was previously provided for review.
9. Elevation sketches are enclosed for review per §138-41E.2(C)[4].
10. The Site Plan, EAF and Statement of Use have been updated to depict the building as 28,000 SF as proposed.
11. Question 17 of the EAF has been updated to reflect the proposed conditions of the Stormwater Pollution Prevention Plan.
12. Question 18 of the EAF has been updated to reflect the proposed conditions of the Stormwater Pollution Prevention Plan.

Memorandum from Joseph M. Dillon, P.E., Town Engineer, dated August 2, 2018:

1. Deep Test Pit and Infiltration Test Locations have been provided on drawing SP-1. Also, the Deep Test Hole Data and the Infiltration Test Data have been added to Appendix J of the Stormwater Pollution Prevention Plan.
2. The asphalt pavement detail has been revised to indicate 8 inches of gravel beneath the bituminous concrete pavement.
3. Standard Details for the proposed hydrodynamic separator and the grassed swales have been added to drawing D-3.
4. The guiderail detail has been removed as it is not required as part of this project.
5. Drainage Outfall ES 8 has been moved back to the south approximately 25 feet.
6. The figures used for designing the rip rap for outlet protection have been added to the Stormwater Pollution Prevention Plan (See Appendix K). Also, the standard velocity dissipater detail has been added to drawing D-3.

Memorandum from Stephen W. Coleman, Town Wetland Inspector, dated August 11, 2018:

1. Alternatives to reduce the amount of controlled area disturbance:
 - The stormwater management areas have been relocated outside of the wetland controlled area. We acknowledge this comment to have been addressed.
 - Retaining walls have been reviewed for reducing the amount of wetland controlled area disturbance. As shown in the attached Alternative, the wetland controlled area would be reduced by approximately 1,730 SF by installing a 4 ft high retaining wall. It is our opinion that the work, disturbance, resources, and safety impacts associated with installing the retaining wall would not warrant the installation over simply grading a slope with landscaping within areas already disturbed by past projects and activities. Introducing retaining walls would not be the best design or practice for this project or site, especially as the applicant is attempting to reduce impervious surfaces using grading rather than increase it with walls.
 - We explored the option of using porous pavement, however based on field testing we determined that porous asphalt would not perform well because of the presence of ground water and ledge rock in those areas. In lieu of porous pavement, we proposed the use of underground infiltration in an area of the site that suitable for infiltration based on the testing results (See Appendix J of the Stormwater Pollution Prevention Plan for testing results).
2. This comment has been addressed.
3. We acknowledge the acceptance of the wetland mitigation planting plan and believe this comment has been addressed.
4. As the stormwater management practice has changed, a planting plan is no longer required for the previously proposed stormwater basins and believe this comment has been addressed.

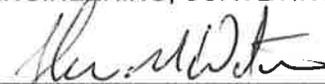
5. A post and rail fence has been proposed on Drawing SP-1 as requested to provide a physical, permanent barrier along the outer edge of the interior roadway to reduce any future encroachment into the wetland controlled area.
6. A 3-year Wetland Monitoring Buffer Monitoring and Maintenance Plan was provided in a previous submission and enclosed for your convenience.

We respectfully request this project be placed on the September 24, 2018 Planning Board agenda for continued review of the provided information. 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:



John M. Watson, P.E.
Senior Principal Engineer

JMVW/jll

Enclosures

cc: Planning Board (7 Members)
Ashley Ley, AICP, Town Planner
Thomas Fenton, PE, Town Engineer
Steve Coleman, Wetland Inspector
Michael Bruen, Highway Superintendent
NYS DOT SEQRA 18-068, Poughkeepsie Office & dot.sm.r08.hwpermits@dot.ny.gov
Dr. Sunil Gupta, FWL Group, LLC

Insite File No. 17206.100