

LOT 2- RESTAURANT DEPOT	<u>Required:</u>	<u>Provided:</u>
Minimum Lot Area: ¹	35 acres	40.0 acres ±
Maximum F.A.R.:	0.15	0.10 ±
Maximum Building Height:	35 feet / 2 stories	32 feet / 1 stories
Maximum Height of Architectural Elements:	50 feet	36 feet
Minimum Environmental Conservation Buffer:		
Front:	75 feet	180 feet
Side: ²	50 feet	246 feet ²
Rear:	50 feet	57 feet
Total Parking Spaces:	67 spaces	175 spaces
Handicap Parking Spaces (1/25 spaces):	6 spaces	6 spaces
Employer Parking Spaces (25%):	49 spaces	49 spaces
Overflow Parking Spaces (25%):	49 spaces	49 spaces
3" Caliper Trees (1/10 spaces)	20 trees	29 trees

1. Large retail area requirement met by combined lot 2 & 3 which will function as a retail/commercial campus.
2. Minimum Environmental Conservation Buffer for side is based on westerly property line, based on lots 2 & 3 comprising the retail/commercial campus.

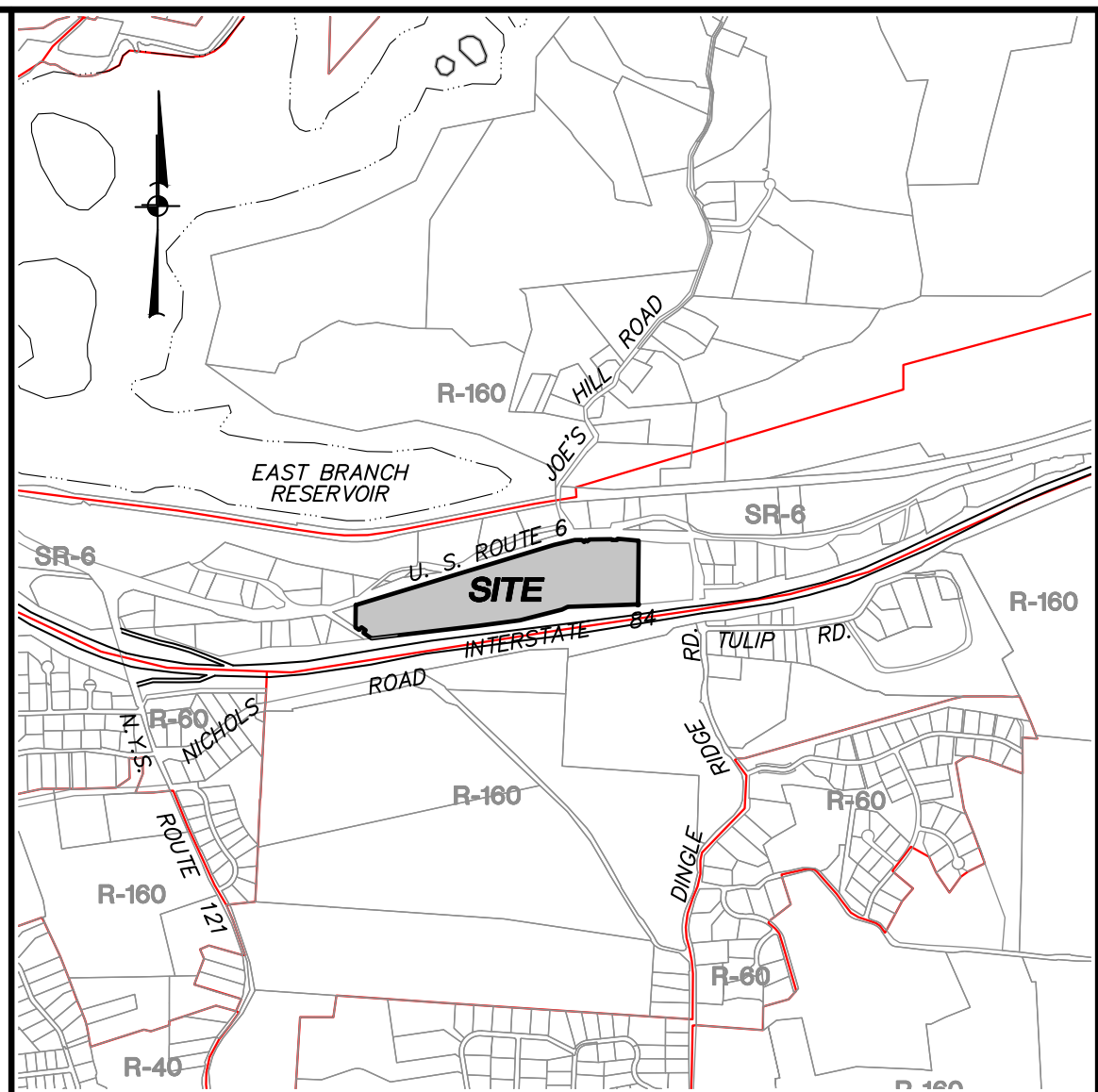
	<u>Required/Permitted:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>
Min. Lot Area:	30,000 sf	173,205 sf ±	492,397 sf ±	1,249,556 sf ±
Min. Lot Frontage:	25'	413' ±	957' ±	1,857' ±
Min. Lot Width:	50'	422' ±	954' ±	1,853' ±
Min. Lot Depth:	50'	414' ±	530' ±	724' ±
Min. Yards:				
Front:	35'	235' ±	270' ±	287' ±
Side:	35'	143' ±	112' ±	57' ±
Rear:	35'	66' ±	94' ±	85' ±
Max. Coverage:				
Building Coverage:	15%	4.3% ±	13% ±	10.3% ±
F.A.R.:	0.40 ¹	0.09 ±	0.13 ±	0.10 ±
Lot Coverage:	45%	28.2% ±	33.2% ±	30.5% ±
Min. Open Space Requirement:	55%	71.8% ±	66.8% ±	69.5% ±
Max. Bldg Height:				
Stories:	2	2	1	1
Feet:	30'/35' ²	Less than 30'	32'	Less than 30'
Min. Parking Setback:				
Front:	20'	164' ±	196' ±	75' ±
Side:	10'	118' ±	10' ±	166' ±
Rear:	10'	41' ±	74' ±	78' ±

- ¹ Per Section 138-63.4, uses falling under "Large Retail Establishment" shall be limited to a Floor Area Ratio (F.A.R.) not to exceed 0.15.
- ² Per Section 138-63.4, "Large Retail Establishment" buildings may be one or two stories to a maximum height of 35'.
- ³ No outdoor storage is proposed for lot 2.

<u>LQT 1:</u>		
14,800 s.f. Office @ 1 space/250 s.f.		= 60 spaces Required
		= 60 spaces Provided
<u>LQT 2:</u>		
Wholesale Business (100 employees) @ 1 space/1½ employee		= 67 spaces Required
		= 173 spaces Provided
<u>LQT 3:</u>		
127,300 s.f. Retail @ 1 space/250 s.f.		= 510 spaces Required
		= 514 spaces Provided

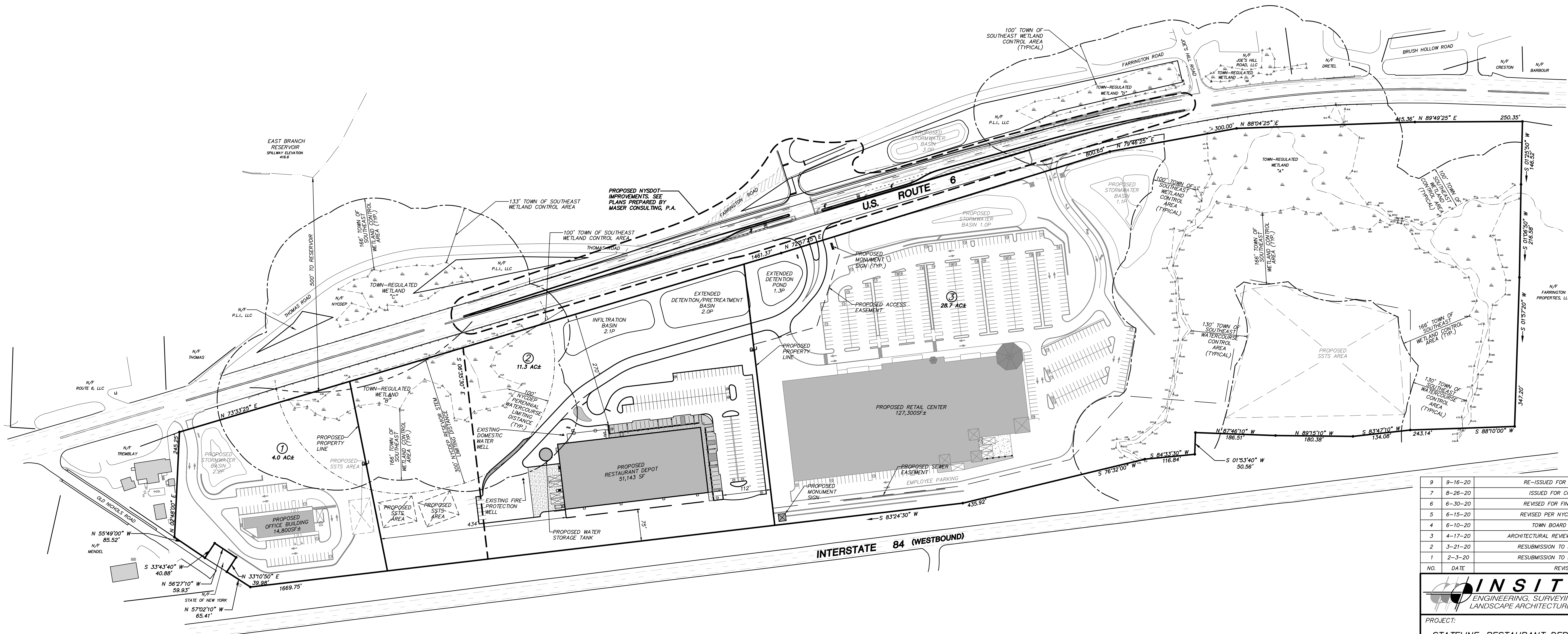
<u>LOT 1:</u>		
14,800 s.f. Office	1 space/40,000 s.f.	= 1 spaces Required
		= 1 spaces Provided
<u>LOT 2:</u>		
51,143 s.f. Wholesale Business	1 space/40,000 s.f.	= 2 spaces Required
		= 4 spaces Provided
<u>LOT 3:</u>		
127,300 s.f. Retail	1 space/40,000 s.f.	= 4 spaces Required
		= 4 spaces Provided

1. Property line, topography, and existing features taken from field survey prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated 10-2-08.
2. All structures and driveways within 200 feet of the site boundaries are shown.
3. The subject property falls within the Brewster School District and the Brewster-Southwest Joint Fire District.
4. The subject property does not contain any NYSDEC wetlands based on the New York State Wetland Inventory Map.
5. The Town-regulated wetlands were flagged by Steve Marino of Tim Miller Associates (TMA), Inc. on May 10, 2005, September 30, 2005 and October 18, 2005, by Chris Robbins of TMA on November 12, 2007 and December 29, 2008, and by Brian Burry of TMA on March 14, 2009. The wetlands were re-confirmed by Insite Engineering, Surveying and Landscape Architecture P.C. on June 14, 2005, November 13, 2007, October 14, 2008 and December 29, 2008. The wetlands were re-confirmed by Stephen Coleman, Town of Southwest Land Inspector, in 2018.
6. The watercourses were delineated by Matthew Giannetta of the NYSDEC on June 6, 2006 and the watercourses were surveyed located on November 2, 2006 by Insite Engineering, Surveying and Landscape Architecture P.C.
7. There are no floodways or special flood hazard areas on this property in accordance with the official Flood Insurance Rate Map and Flood Boundary and Floodway Map.
8. All proposed utilities shall be installed underground.
9. It shall be the Contractor's responsibility to identify and protect all underground utilities. The contractor shall contact Dig Safe New York at 811 and any other required utility locators prior to the start of construction.
10. There are no existing wells within 200 feet of the proposed SSTS's, and no existing SSTS's within 200 feet of proposed wells, unless otherwise shown.
11. For detailed proposed improvements to U.S. Route 6 and vicinity, including traffic signs, see drawings attached to this contract.
12. Proposed grading contours shown on the approved site development plan drawings shall not be changed, and site grading shall be performed as shown by such contours unless written permission is obtained to change such contours. For public improvements, such as utility easement, permission must be obtained from the Planning Board or its duly designated representative. For nonpublic improvements, written permission must be obtained from the Planning Board.
13. Particular attention shall be given to collection and conveyance of all concentrated streams of water, including but not limited to discharges from roof drains, area drains, yard drains, underdrains (curtain drains, foundation drains and basement drains), driveway drains, and other drains. The contractor shall install a proper drainage system or into existing natural stream, capable of handling the increased flow from such drains.
14. An area variance was granted by the Town of Southeast Zoning Board of Appeals on May 11, 2020 for a manufactured sign in excess of 30 feet.
15. Area variances were granted by the Town of Southeast Zoning Board of Appeals on June 15, 2020 pertaining to signage.



LOCATION MAP SCALE: 1" = 2000'

<u>SITE DATA:</u>	<u>OWNER/APPLICANT:</u>
Tax Map No.: 68-2-48.1	P.L.I. LLC
68-2-48.2	1699 Route 6, Suite 1
Total Area: 43.97± Ac.	Carmel, NY 10512
Zone: SR-6	
Proposed Use: Large Retail Establishment and Office	



9	9-16-20	RE-ISSUED FOR CONSTRUCTION	ERA
7	8-26-20	ISSUED FOR CONSTRUCTION	MU
6	6-30-20	REVISED FOR FINAL PERMITTING	JLL
5	6-15-20	REVISED PER NYCPED SUBMISSION	EJP
4	6-10-20	TOWN BOARD SUBMISSION	JLL
3	4-17-20	ARCHITECTURAL REVIEW BOARD SUBMISSION	JLL
2	3-21-20	RESUBMISSION TO PLANNING BOARD	AT
1	2-3-20	RESUBMISSION TO PLANNING BOARD	CZ
NO.	DATE	REVISION	BY

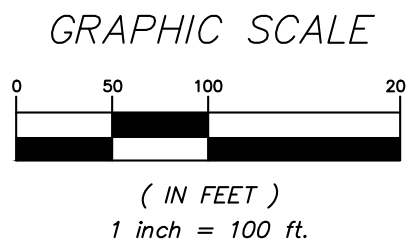
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PROJECT:
STATELINE-RESTAURANT DEPOT

U.S. ROUTE 6, TOWN OF SOUTHEAST, PUTNAM COUNTY, NEW YORK

SITE MASTER PLAN



PROJECT NUMBER	20174.100	PROJECT MANAGER	J.J.C.	DRAWING NO. <i>SMP-1</i>	SHEET <i>1 / 15</i>
DATE	1-17-20	DRAWN BY	A.D.T.		
SCALE	1" = 100'	CHECKED BY	J.J.C.		