

TOWN BOARD OF THE TOWN OF NEW PALTZ
COUNTY OF ULSTER

-----	X	
In the Matter of the Petition of	:	
	:	
BFB New Paltz, LLC	:	PETITION TO
	:	EXTEND
To extend the existing Village of New Paltz	:	WATER AND SEWER
Sanitary Sewer System and Water Service	:	SERVICES
to the property known as	:	TO THE PROPERTY
12 N. Putt Corners Rd	:	
Section 86.12, Block 4 and Lot 5.1	:	
Located in the Town of New Paltz	:	
-----	X	

The Petitioner BFB New Paltz, LLC (“Petitioner” or “BFB”) in support of their application, alleges as follows:

1. Petitioner hereby requests that the Town Board of the Town of New Paltz (“Town”) extend the Town Water District and Town Sewer District , which are serviced by the Village of New Paltz’s water and sewer systems, to include Petitioner’s property.

The Property:

2. Petitioner BFB New Paltz LLC is the owner of a vacant parcel of land known as 12 N. Putt Corners Rd located in the unincorporated Town of New Paltz, New York and is known and designated on the Town of New Paltz Tax Map as tax parcel 86.12-4-5.1 (the “Property”). Attached as **Exhibit “A”** is a survey of the Property and attached as **Exhibit “B”** is the bargain and sale deed dated March 10, 2017 conveying the property to BFB, which deed includes a metes and bounds description.

3. The Property is an approximately 5.68 acre parcel of vacant land bounded by North Putt Corners Road (Ulster County Highway Route 17) to the west, a Light Industrial

Zoning District property to the north, the New York State Thruway to the east and Route 299 to the south.

Background; Site Plan Application:

4. BFB along with co-applicant, Trans-Hudson Management Corp. currently have an application pending before the Town of New Paltz Planning Board (“Planning Board”) for site plan approval and last appeared before the Planning Board on October 4, 2021.

5. By way of background, BFB’s site plan application has been pending since 2013 and the Planning Board issued a SEQRA Negative Declaration on May 3, 2017. The Town Board on October 3, 2019, adopted the Gateway Area Rezoning Law and rezoned BFB’s Property from the B-2 Zone to the Main Street Mixed Use Zone (“MSMU”).¹ BFB then prepared a conceptual plan conforming to the MSMU’s intent to create more of a “village” neighborhood feel, which the Planning Board reacted favorably to by issuing waivers by a majority vote to certain of the MSMU’s requirements. Ultimately, on June 9, 2021, the Town of New Paltz Zoning Board of Appeals granted BFB variances from the MSMU’s two occupiable stories requirement. As a result, BFB presented the Planning Board with a developed site plan submission dated September 20, 2021 (attached as **Exhibit “C”** is Sheet 3 of 15 entitled “Dimension Plan” from the site plan set submission).

6. The proposed site plan’s four buildings create a “village” neighborhood feel with the parking behind the building and with strong bike/pedestrian connections to the Empire State Trail. There are street-side sidewalks and entrances, as well as, entrances from the parking areas to each of the buildings. Further, the proposed architecture incorporates different roof forms and

¹ BFB filed a hybrid Article 78 proceeding/declaratory judgment action challenging the Town’s adoption of the Gateway Area Rezoning Law both under SEQRA and as unlawful and unconstitutional as applied to BFB’s property.

shapes to incorporate the mix of roof styles in the Village of New Paltz and different façades on the buildings, which create more visual interest (see most recent architectural plans attached as **Exhibit “D”**).

7. In addition, the project offers significant amenities to the Town of New Paltz, including a proposed extension of the Empire State Trail through the entire property, a trail parking lot separated from the shopping area with 19 spaces and trail restrooms in a separate structure. Further, BFB has indicated that it will not only construct the restroom building but going forward, will be responsible for the ongoing capital costs of this restroom building as it will repair and maintain the restroom building (with the exception of providing routine cleaning and necessary supplies (toilet paper, paper towels, etc.) both of which will either be provided directly by the Town or by Petitioners with reimbursement from the Town).

8. As set forth in greater detail in Collier Engineering & Design’s September 20, 2021 letter to the Planning Board (see **Exhibit “E”**), the current Site Plan has less or equal impacts to the environment than the plan that was the subject of the May 3, 2017 SEQRA negative declaration. There is significantly more open space – over 48,000 square feet more in this Site Plan than the plan that was the subject of the Negative Declaration. There is also less building area and less lot coverage than the plan that was the subject of the Negative Declaration.

Extension Request:

9. BFB is the sole owner of the taxable real property situated in the proposed extension of the Town Water District and Town Sewer District.

10. Petitioner shall construct and install all improvements on the Property at its sole cost and expense and at no expense to the Town and/or Village. Further, Petitioner shall

construct and install all connections to the existing water main in the public street and to the existing sewer system in the public street extending from their Property at their sole cost and expense and at no expense to the Town and/or Village.

11. In addition to the map (the survey) that shows the boundaries if the proposed extension of the Water District and Sewer District to include the Property (see Exhibit “A”), attached as **Exhibit “F”** is a plan (Utilities Plan dated September 12, 2021) signed by Connor Patrick McCormack of Colliers Engineering & Design, a competent engineer, duly licensed by the State of New York, which shows the general plan of the proposed sewer and water system (“Proposed District Map”).

12. The water supply that will service the Property shall be purchased from the Town (which water is provided by the Village) based upon established rates and as such, the Proposed District Map shows the existing water main, private service pipes and proposed hydrants.

13. In addition, the Proposed District Map shows the proposed sanitary sewer force main connecting to the existing municipal gravity sewer system.

14. Further, attached as **Exhibit “G”** is a Memorandum dated August 11, 2021 regarding estimated sewer flow/water consumption. This memorandum was separately submitted to the Village of New Paltz for review and comment.

15. The estimated cost of hook up fees, if any, shall be reasonably determined by the Town Board and/or Village Board.


16. As BFB is the sole owner of the Property, both: (1) all the property and property owners within the proposed extension of the Town Water District and Town Sewer District are benefitted thereby; and (2) all the property and property owners benefitted are included within the limits of the proposed Town Water District and Town Sewer District.

17. It is in the public interest to grant the requested relief. Granting the requested relief extends municipal water and sewer services to the Property at no cost to the Village and/or Town. The extension of the Town Water District and Town Sewer District to the Property creates another purchaser of water supply and sewer treatment thereby generating additional fees to the Town and/or Village. Finally, in addition to increasing the value of the Property itself, the site plan proposes municipal uses, including the extension of the Empire State Trail and construction of public trail restrooms and public parking area (19 spaces), which project is not possible without municipal water and sewer.

WHEREFORE, Petitioners respectfully requests that the Town Board of the Town of New Paltz extend the Town of New Paltz Water District and Town of New Paltz Sewer District that is serviced by Village of New Paltz water and sewer services to the Property, and take any and all necessary steps to permit the progress of the construction and improvements and connection to the existing Town of New Paltz and/or Village of New Paltz water main and sewer system, at no expense to the Town and/or Village.

BFB New Paltz LLC

By:



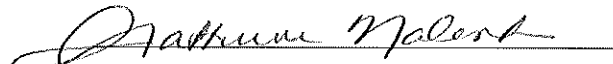
Ary Freilich
Title: Member

UNIFORM FORM OF SUBSCRIBING WITNESS ACKNOWLEDGMENT

STATE OF NEW YORK) ss:

COUNTY OF Westchester

On the 15th day of October in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Ary Freilich**, the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in NY County, New York and BFB New Paltz LLC maintains a place of business at 1185 Park Ave, NY, NY; that he/she/they know(s) **Ary Freilich** to be the individual described in and who executed the foregoing instrument; that the said subscribing witness(es) was (were) present and saw said BFB New Paltz LLC execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness thereto.


Notary Public (seal)

KATHERINE ZALANTIS
Notary Public, State of New York
No. 02ZA5087359
Qualified in Westchester County
Commission Expires 10/15/22

EXHIBIT "A"

The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

AS-SURVEYED DESCRIPTION

All that certain plot, piece or parcel of land situate, lying and being in the Town of New Paltz, County of Ulster and State of New York and being more particularly bounded and described as follows:

BEGINNING at an iron rod set at the end of a stone wall on the easterly bounds of North Putt Corners Road (A.K.A. County Route 17) at the corner of lands now or formerly of Erman, L. 1663 - P. 200;

THENCE following the bounds of the said lands along a stone wall South 49°47'58" East, as the compass pointed in 1998, a distance of 70.55 feet to an iron rod set on the bounds of the New York State Thruway;

THENCE following the bounds of the New York State Thruway, Catskill Section, as shown on Map #800 as Parcel #818 and Map #799 as Parcel #855 as surveyed in 1953, the following five (5) courses and distances:

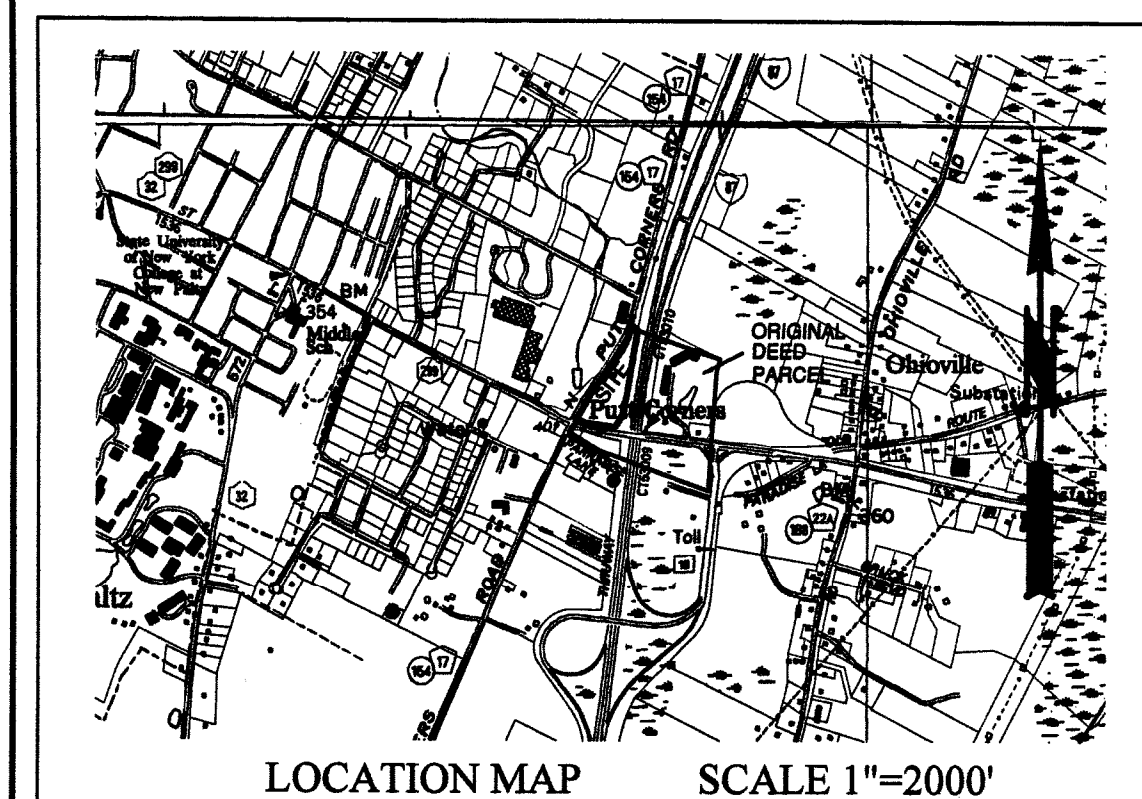
1. South 25°10'55" West a distance of 537.52 feet to an iron rod set,
2. South 14°44'35" West a distance of 286.38 feet to a point, said point being N 44°53'33" West a distance of 4.47 feet from an iron pipe found,
3. South 48°19'24" West a distance of 4.80 feet,
4. South 16°09'43" West a distance of 9.30 feet and
5. South 20°29'52" West a distance of 157.19 feet to an iron rod found with an aluminum cap +/-0.3' below grade on the bounds of New York State Route 299 as shown on Map #131 as Parcel #197 as surveyed in 1989;

THENCE following the said highway bounds for the following three (3) courses and distances:

1. North 72°41'07" West a distance of 143.57 feet,
2. North 65°54'15" West a distance of 189.06 feet and
3. North 61°18'28" West a distance of 91.30 feet to an iron rod found with an aluminum cap +/-2.0' below grade on the easterly bounds of North Putt Corners Road (A.K.A. County Route 17) as shown on Map #799 as Parcel #854;

THENCE running along the easterly bounds of North Putt Corners Road (A.K.A. County Route 17) the following four (4) courses and distances:

1. North 37°58'52" East a distance of 537.06 feet;
2. North 46°03'43" East a distance of 286.04 feet;
3. North 43°31'14" East a distance of 183.59 feet and
4. North 35°46'47" East a distance of 61.16 feet to the point of beginning and containing approximately 5.68 acres.



ZONING REQUIREMENTS

	B-2	L1
MIN LOT AREA	7,500 SF	15000 SF
MIN LOT WIDTH	75 FT	100 FT
REQUIRED FRONTAGE	75 FT	100 FT
MAX LOT COVERAGE	50%	35%
SETBACKS		
FRONT	35 FT	50 FT
SIDE	NONE REQUIRED, 12.5 FT IF POSSIBLE	25 FT
REAR	25 FT	50 FT
BUILDING HEIGHT	40 FT	40 FT
MIN. OPEN SPACE	10%	65%

NOTES

1. Premises subject to all utility grants or easements of record, if any.
2. The location of underground pipes, cables, conduits, mains, wires, etc. can not be established with certainty and therefore are not shown.
3. Survey based upon deeds and physical evidence as noted hereon.
4. A new description was prepared due to the fact that the surveyed property is a remainder of the overall property described in the record description.
5. Based upon scaled map location this property is not within a designated flood zone as shown on Flood Insurance Rate Maps.

MAP REFERENCE

New York State Thruway, Catskill Section, Map #799 and #800 as surveyed in 1953.
New York State Route 299 (SH # 1536), Map #139 as surveyed in 1989.

DEED REFERENCE

Louis & Eugene Mozzillo to Eugene & Zeffira Mozzillo by deed dated December 19, 1992 and recorded in the Ulster County Clerk's Office in Liber 2703 of Deeds at Page 153.

Zeffira Mozzillo, Melody Mozzillo, Thomasina Berg and Zeffira E. Scolza to Zeffira Mozzillo by deed dated April 4, 2013 and recorded in the Ulster County Clerk's Office on April 19, 2013 in Liber 5551 of Deeds at Page 242.

TAX MAP REFERENCE

Section 86.12- Block 4- Lot 5.1

AREA = ± 5.68 ACRES
(± 247,387 S.F.)

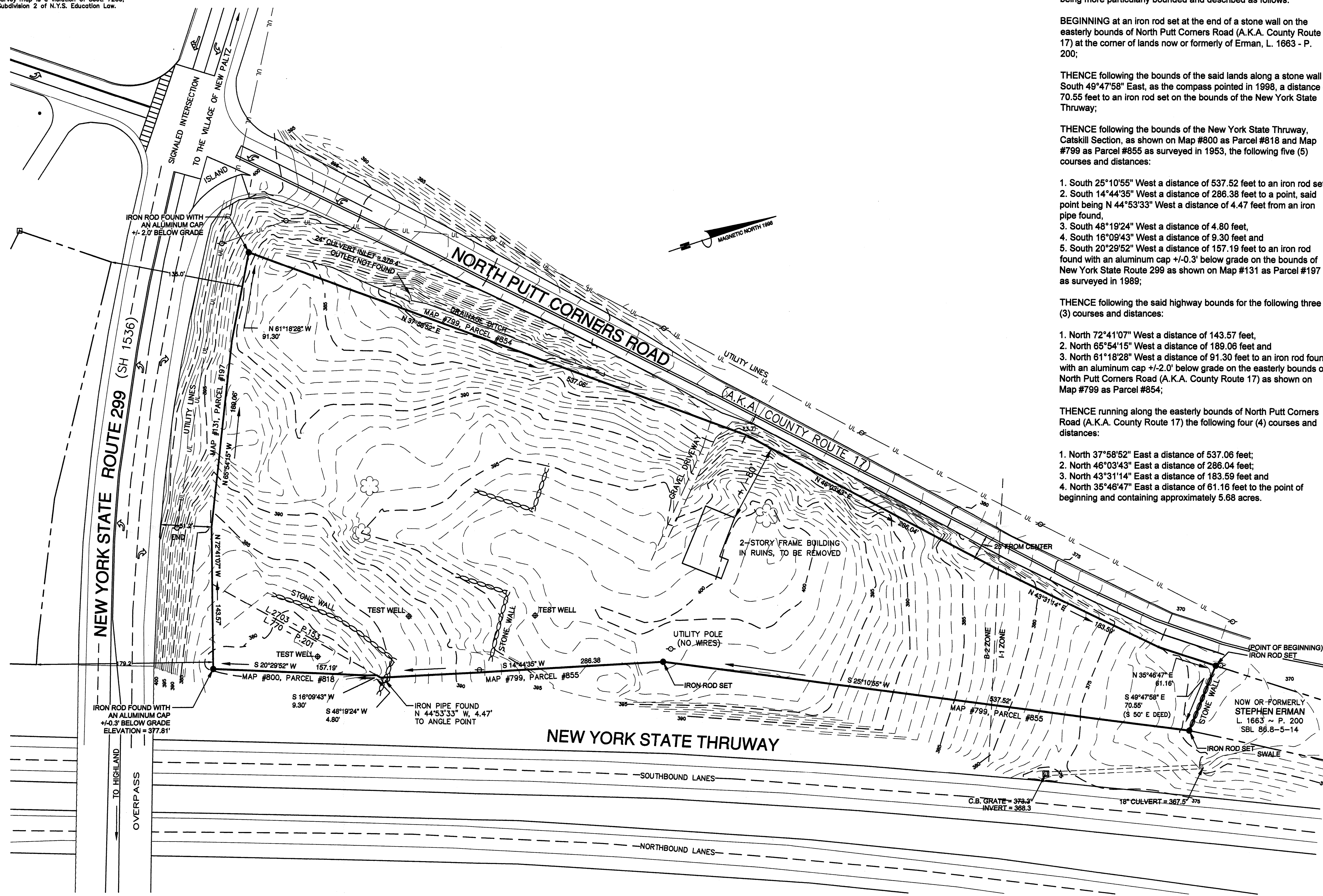
ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR
CVS CAREMARK CORPORATION
12 NORTH PUTT CORNERS ROAD
TOWN OF NEW PALTZ
ULSTER COUNTY - NEW YORK

Scale: 1" = 50'
AUGUST 8, 2013

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, PC
STONE RIDGE, NEW YORK
WWW.MEELS.COM
(845) 687-0047

Copyright August 8, 2013 by
Medenbach & Eggers Engineering & Surveying
Stone Ridge, New York
~ All Rights Reserved Under Law ~



- Certified on August 8, 2013 to:
1. CVS Caremark Corporation, its affiliates and subsidiaries and their successors, nominees and assigns,
 2. Chicago Title Insurance Company
 3. Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(a),6(b),8,11(a),13,14,17 and 18 of Table A thereof.

The field work was completed on July 20, 2012 and updated to show the current conditions on July 26, 2013.

William Robert Eggers
William Robert Eggers, L.S.
License No. 49285

EXHIBIT "B"

THIS INDENTURE, made as of the 10th day of March, 2017

BETWEEN

ZEFFIRA MOZZILLO, individually and as surviving tenant by the entirety of Eugene Mozzillo,
with an address at 11 Grassy Lane, Smithtown, New York 11787
and
THOMASINA BERG, as Administrator of the Estate of Louis Mozzillo,
with an address at 1879 Lenox Avenue, East Meadow, New York 11554

party of the first part, and

BFB New Paltz, LLC, a New York limited liability company
with an address at 2050 Center Avenue, Ste. 670
Fort Lee, New Jersey 07024

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of New Paltz, County of Ulster and State of New York, being more particularly bounded and described as follows:

SEE SCHEDULED "A" ANNEXED HERETO AND MADE A PART HEREOF

Being a part of the same premises described in the Deed to the party of the first part herein by Deed dated July 12, 1950 and recorded July 13, 1950 in Liber 770 of Deeds at page 201 and being the same premises in Deed dated December 19, 1992 and recorded July 22, 1997 in Liber 2703, page 153; and Deed dated March 28, 2013 and recorded on April 19, 2013 as Instrument #13-6265 in Liber 55551, page 238; and Deed dated April 4, 2013 and recorded April 19, 2013 as Instrument #13-6266 in Liber 55551, page 242; and Deed dated March 28, 2013 and recorded April 19, 2013 as Instrument #13-6264 in Liber 55551, page 234 in the Office of the Ulster County Clerk.

Said premises being known by address 12 North Putt Corners Road, New Paltz, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

By: Zeffira Mozzillo
**ZEFFIRA MOZZILLO, individually and as
surviving tenant of Eugene Mozzillo**

By: Thomasina Berg
**THOMASINA BERG, as Administrator
of the Estate of Louis Mozzillo**

NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.

Title No.: GR2012-28555

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of New Paltz, County of Ulster, State of New York, and being more particularly bounded and described as follows:

BEGINNING at a point at the end of a stone wall on the easterly bounds of North Putt Corners Road (AKA County Route 17) at the corner of lands now or formerly of Erman, L. 1663-P. 200;

THENCE following the bounds of the said lands along a stone wall South 49° 47' 58" East, as the compass pointed in 1998, a distance of 70.55 feet to the bounds of the New York State Thruway;

THENCE following the bounds of the New York State Thruway, Catskill Section, as shown on Map #800 as Parcel #818 and Map #799 as Parcel #855 as surveyed in 1953, the following five (5) courses and distances:

1. South 25° 10' 55" West a distance of 537.52 feet;
2. South 14° 44' 35" West a distance of 286.38 feet to a point, said point being North 44° 53' 33" West a distance of 4.47 feet from tan iron pipe found;
3. South 48° 19' 24" West a distance of 4.80 feet;
4. South 16° 09' 43" West a distance of 9.30 feet and
5. South 20° 29' 52" West a distance of 157.19 feet to an iron rod found with an aluminum cap \pm 0.3' below grade on the bounds of New York State Route 299 as shown on Map #131 as Parcel #197 as surveyed in 1989;

THENCE following the said highway bounds for the following three (3) courses and distances:

1. North 72° 41' 07" West a distance of 143.57 feet;
2. North 65° 54' 15" West a distance of 189.06 feet and
3. North 61° 18' 28" West a distance of 91.30 feet to an iron rod found with an aluminum cap \pm 2.0' below grade on the easterly bounds of North Putt Corners Road (aka County Route 17)

THENCE running along the easterly bounds of North Putt Corners Road (aka County Route 17) the following four (4) courses and distances:

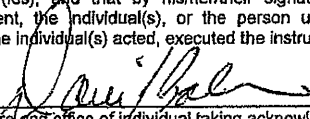
1. North 37° 58' 52" East a distance of 537.06 feet;
2. North 46° 03' 43" East a distance of 286.04 feet;
3. North 43° 31' 14" East a distance of 183.59 feet and
4. North 35° 46' 47" East a distance of 61.16 feet to the point of BEGINNING.

The above description was drawn in accordance with a survey prepared by William Robert Eggers, L.S. dated 7/20/2012.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Nassau ss:

On the 10th day of March in the year 2017 before me, the undersigned, personally appeared Zeffira Mozzillo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

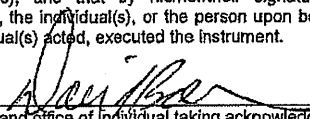


(signature and office of individual taking acknowledgment)

DANIEL J. BAKER
Notary Public, State of New York
No. 02BA6068267
Qualified in Suffolk County
My Commission Expires 12/31/2017

State of New York, County of Nassau ss:

On the 10th day of March in the year 2017 before me, the undersigned personally appeared Thomasina Berg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



(signature and office of individual taking acknowledgment)

DANIEL J. BAKER
Notary Public, State of New York
No. 02BA6068267
Qualified in Suffolk County
My Commission Expires 12/31/2017

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____

ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the _____

_____ in _____
(Insert the City or other political subdivision) (and Insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

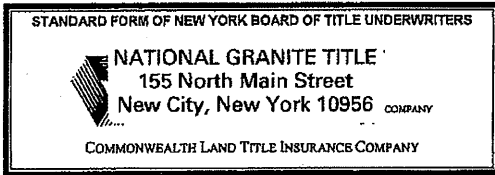
**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. GR. 89555
Zeffira Mozzillo, as individually and as surviving
tenant of Eugene Mozzillo and Thomasina Berg, as
Administrator of the E/O Louis Mozzillo
TO
BFB New Paltz LLC

SECTION 86.12
BLOCK 4
LOTS 5.100
COUNTY OR TOWN Ulster
STREET ADDRESS 12 North Putt Corners Road
New Paltz, New York

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



Silverstein Law P.C.
254 South Main Street
New City, New York 10956
Attention: Steven M. Silverstein, Esq.

SPACE FOR USE OF RECORDING OFFICE

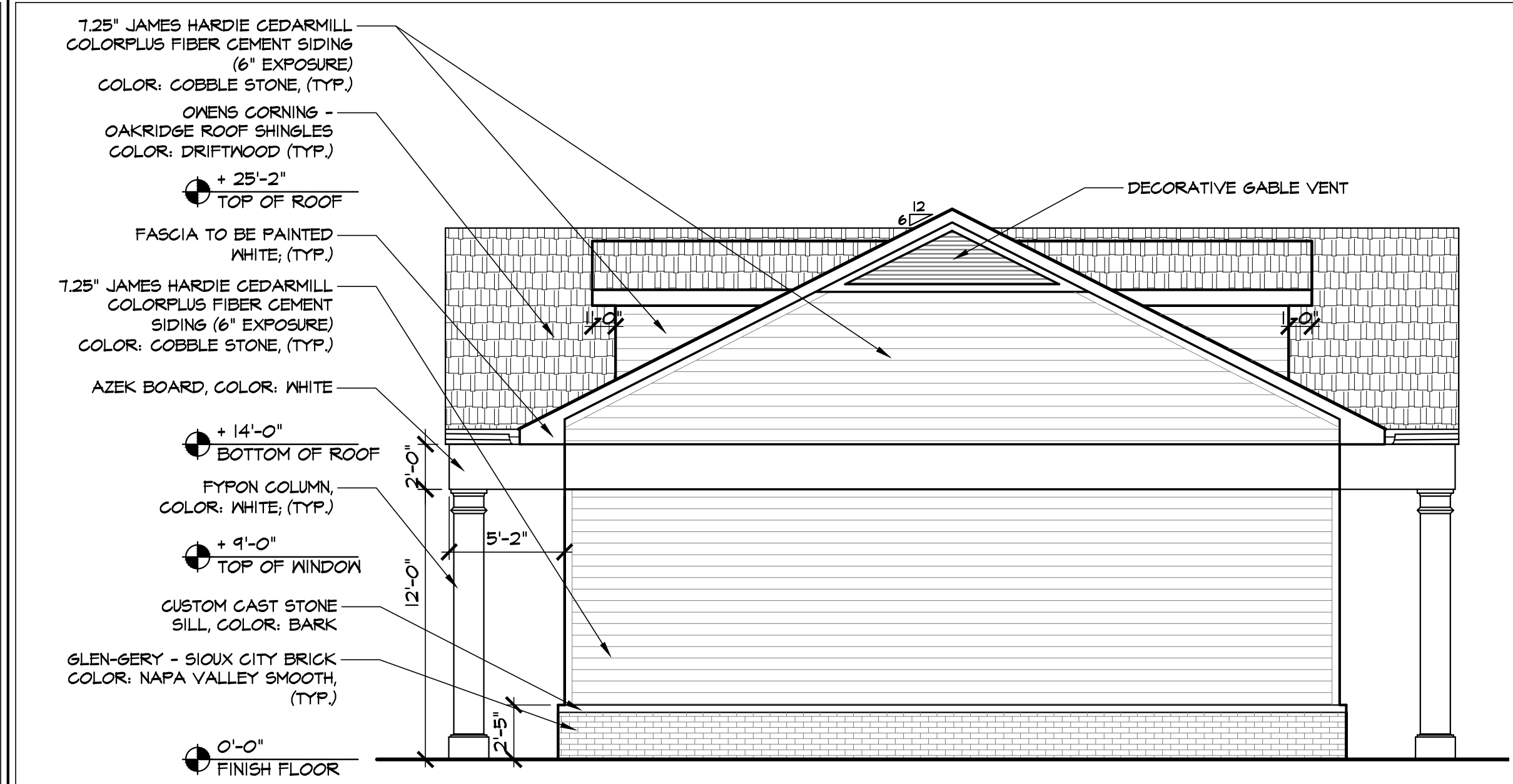
5862101.1

EXHIBIT "C"

EXHIBIT "D"



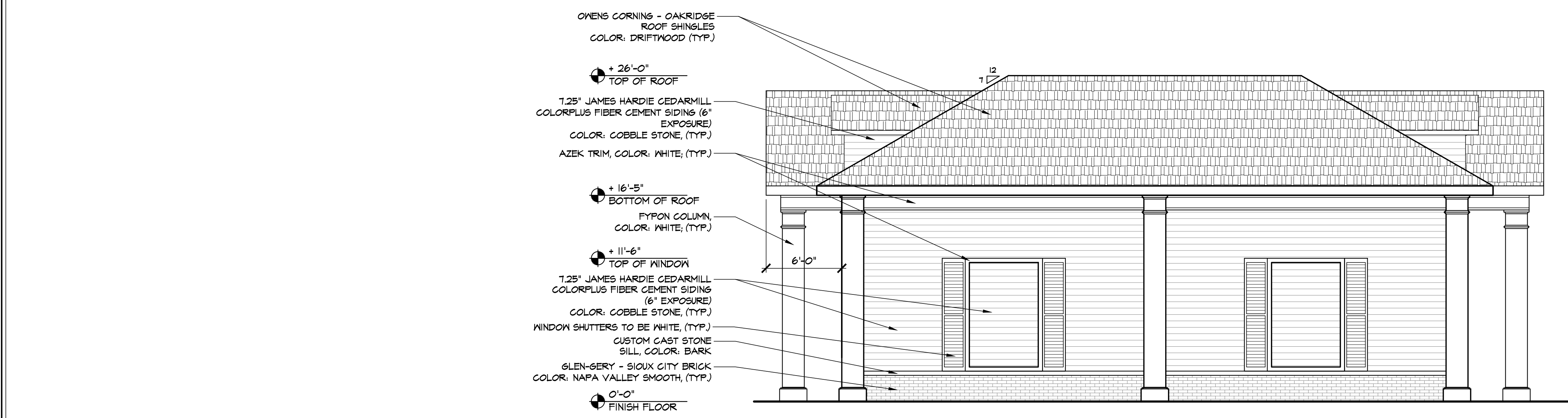
1 PROPOSED BUILDING #1 (RESTAURANT) - REAR & FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED BUILDING #1 (RESTAURANT) - LEFT & RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED BUILDING #2 (RETAIL) - FRONT & REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED BUILDING #2 (RETAIL) - LEFT & RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

36 Ames Avenue
Rutherford, NJ 07070
Tel: 201.896.0333
Fax: 201.896.9469
email@gkanda.biz

GKanda
ARCHITECTS, PC

Gary Kliesch and Associate Architects

Date	10/07/21
Revisions	
Drawing Issues / Revisions	
Revisions to Building #3	

NJ: AI 13332	NY: 025618	PA: RA-015112-B	DC: ARC101838	VA: 401016373	NC: 11736
CT: ARI0009367	FL: AR95782	GA: RA-013883	IL: 001023586	MD: 14129	MI: 1301064135
DE: SE-0007765	WI: 11180-5	MA: 10610	WV: 4569	SC: 8935	NH: 04487
VT: 11180-5	MD: 14129	MA: 10610	MI: 1301064135	SC: 8935	NH: 04487

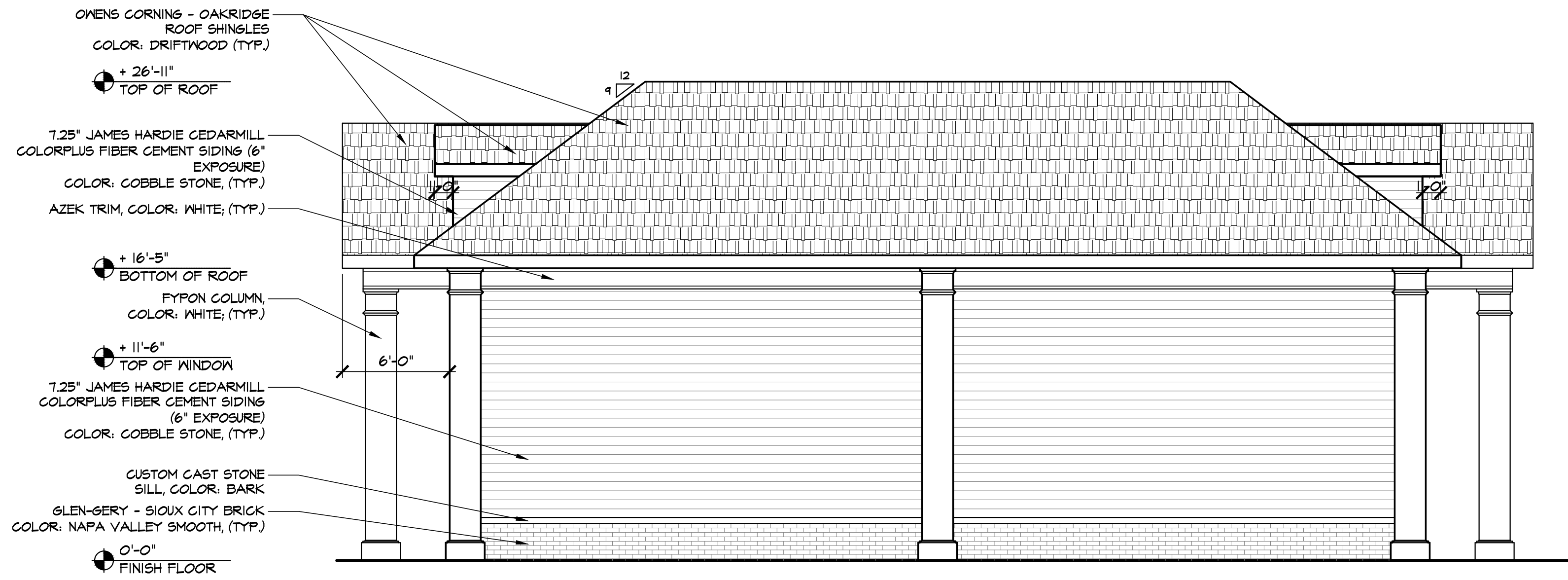
N. Putt Corners Road & Route 299
New Paltz, NY

Proposed
ELEVATIONS
N. Putt Corners Road & Route 299
New Paltz, NY

Drawing Title	PROPOSED ELEVATIONS
Date	09/20/2021
Drawn By	J.M.
Checked By	A.M.
Job No.	21-041
Dwg No.	A
Sheet	1 of 2



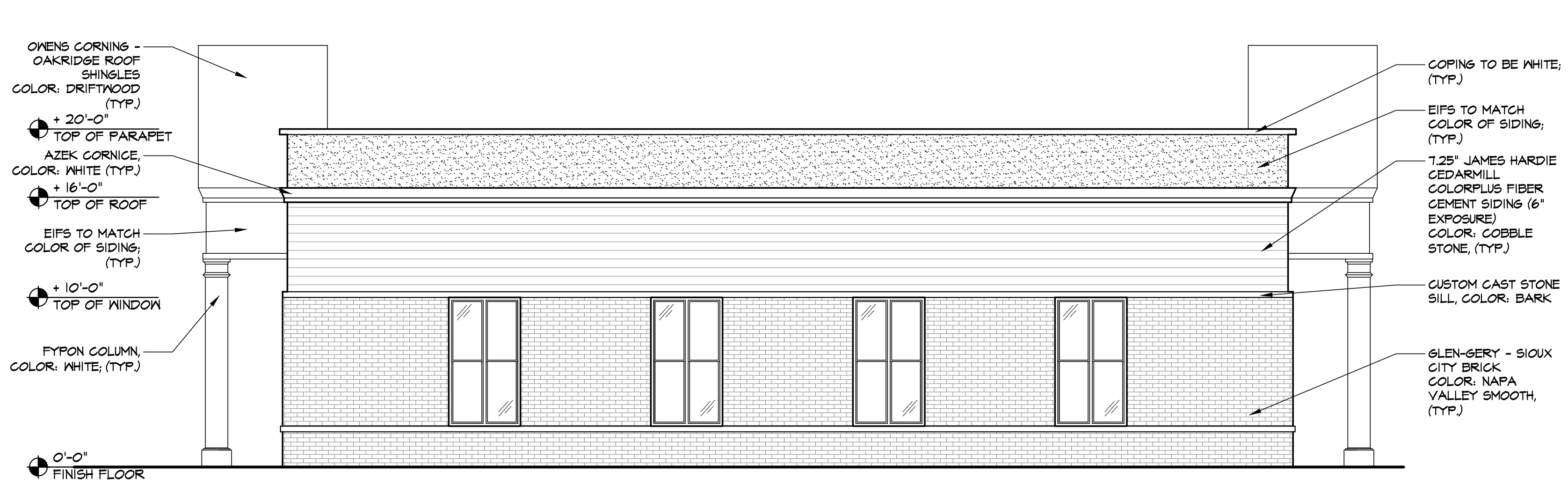
1 PROPOSED BUILDING #3 (RETAIL) - FRONT & REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED BUILDING #3 (RETAIL) - LEFT & RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

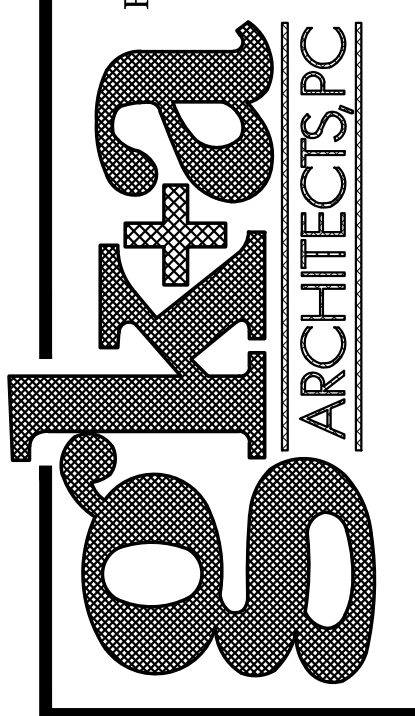


3 PROPOSED BUILDING #4 (BANK) - FRONT & REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED BUILDING #4 (BANK) - LEFT & RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz



Gary Kliesch and Associate Architects

Rev. No.	
Drawing Issues / Revisions	
Date	10/07/21
Revisions to Building #3	

NJ: AI 13332	NUCID: 21D00025000
NY: 025618	CT: ARJ0009387
FL: AR95782	DE: SS-0007765
WI: 11180-5	MD: 14129
PA: RA-015112-B	SC: 8935
D.C.: ARC101838	MA: 10610
GA: RA 013883	MI: 1301064135
VA: 401016373	IL: 001023586
NC: 11736	WV: 4569 NH04487

Proposed
ELEVATIONS
N. Putt Corners Road & Route 299
New Paltz, NY

Drawing Title: PROPOSED ELEVATIONS	
Date: 09/20/2021	Dwg No. A 2
Drawn By: J.M.	
Checked By: A.M.	
Job No: 21-041	2 of 2

EXHIBIT "E"

SEQR Negative Declaration Summary Table

Date: September 20, 2021
 Subject: Trans-Hudson Commercial Development
 Project No.: 13000151A

	CVS & Five Guys Application				Current Application	Comparison
	CVS	Five Guys	Future Pad	Total		
Building Areas (S.F.)	13,225	2,600	6,000	21,825	16,890 ¹	4,935 S.F. Reduction
Parking Spaces	69	32	25	126	102 ²	24 Space Reduction
Lot Coverage (%)	5.4	1.0	1.2	7.6	6.8	0.8% Reduction
Building Height (Ft.)	22.3	21	<40	N/A	25 - 26	≤2.7 Increase
Stormwater Area (S.F.)	30,000*	30,000*	3,300	33,300	18,000	46% Reduction
Peak Vehicle Trips Weekday	132	66	37 PM	237	150 ³	37% Reduction
Peak Vehicle Trips Saturday	108	68	30 PM	206	194 ³	6% Reduction
Water/Sewer Use Daily	430 GPD	1,456 GPD	600 GPD	2,486 GPD	5,330-8,000 GPD	2,844-5,514 GPD Increase
Open Space (S.F.)	67,726* (27%)	67,726* (27%)		67,726* (27%)	115,882	48,156 S.F. Increase
Undisturbed Area	1.52* acres	1.52* acres	0.66* acres		1.13 acres	0.39 Acre Reduction

	*Indicates shared amount between uses + based on max. bldg. area
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- ¹ The building area includes the footprint for the Empire State Trail restroom facility.
- ² Maximum required based on shared parking analysis, including potential restaurant use for Building #3. Excludes parking spaces provided for Empire State Trail restroom facility.
- ³ If Building #3 were a restaurant use, Peak Vehicle Trips Weekday: 165 & Peak Vehicle Trips Saturday: 260

EXHIBIT "F"

EXHIBIT "G"

Memorandum

To: Neal Borden & Ary Freilich
From: Justin E. Dates
Date: August 11, 2021
Subject: Trans-Hudson Management Corp.
Sanitary Flow Estimate
12 North Putt Corners Road, Town of New Paltz, NY
Project No.: 13000151A

The below estimated sewer flow/water consumption has been estimated based on the current Site Plan prepared by Colliers Engineering & Design and last revised April 21, 2021:

Building #1 - Restaurant
2,500 SF Pad – 70 Seats
35 GPD/Seat
Estimated Flow = **2,450 GPD**

Building #2 - Retail (Mavis Potential Tenant)
7,000 SF Pad – 25 Employees & 25 Customers (which would use the bathroom)
15 GPD/Employee + 5 GPD/Customer + 400 GPD/Toilet (assume 3 toilets)
Estimated Flow = **1,700 GPD**

Building #3 - Retail
3,300 SF Pad
0.1 GPD/SF
Estimated Flow = **330 GPD**

Building #4 - Bank
3,000 SF Pad - 20 Employees & 10 Customers (which would use the bathroom)
15 GPD/Employee + 5 GPD/Customer
Estimated Flow = **350 GPD**

(If Pad #3 was a Restaurant Tenant
3,500 GPD (based on 100 seats @ 35 GPD/Seat))

Building #5 Trail Restroom Facilities
Assume 4 Toilets & 100 Visitors/Day
5 GPD/Visitor
Estimated Flow = **500 GPD**

Total Estimated Site Flow Range = **5,330 – 8,500 GPD**

Notes:

1. The flow estimates provided for the Restaurant Pads were based on the 'Design Flow' rates in the NYSDEC – NYS Design Standards for Intermediate Sized Wastewater Treatment Systems (2014), page B-20. For each of the restaurant uses anticipated for this project we utilized the 'Ordinary Restaurant' type and 35 GPD/seat rate from the 'Food Service Operations' table.

The 'Restaurant along Freeway' type (75 GPD/seat rate) was not utilized based on our understanding that this is intended for a restaurant that is in a highway rest stop or is directly accessed from the highway. This scenario does not apply to this project.

2. Since there was no single use in the NYSDEC Flow Tables which aligned with the potential Mavis Tire site (Building #2), our estimate utilized the 15 GPD/employee rate referenced for several Commercial uses and the 400GPD/toilet rate for 'Service Stations'. An additional 5GPD/customer rate was also included based on our experience with design & permitting for other Automobile Service type projects.
3. The flows estimated for the Retail Use (Building #3) utilized the 'Shopping Center/Grocery Store/Department Store' rate of 0.1GPD/square foot (SF) of building space from the 'Commercial' table (page B-19).
4. For the Bank use (Building #4), the flows estimated utilized the 'Office Building' rate of 15GPD/employee from the 'Commercial' table (page B-19) and an additional 5GPD/customer rate was also included assuming potential restroom usage.
5. The flows estimated for the Empire State Trail Restroom facility (Building #5) utilized the 'Public Park' rate of 5GPD/person (toilet only) from page B-18.
6. Please note that the allowable 20% reduction for low flow fixtures was not applied to the flow estimates at this time but each use type is entitled to this reduction.