

Victoria Desidero

From: Graham Trelstad [gtrelstad@akrf.com]
Sent: Thursday, August 02, 2012 12:23 PM
To: Town Board, Southeast
Cc: WStep68534@aol.com; Tom LaPerch; Victoria Desidero; Thomas H. Fenton, PE; Stephen Coleman; Ashley Ley
Subject: Crossroads 312: meeting with applicant
Attachments: TB_Resolution_DEIS Incomplete_071712.doc

Ashley and I met with Phil Doyle and Harold Lepler at our office in White Plains yesterday morning. They had requested the meeting to review our draft comment letter (dated July 19) and request clarification on some of our comments.

We had a very productive discussion on technical matters and on process.

For a summary of the technical matters, see further below in this e-mail.

Process

The applicant estimates that the additional work necessary to respond to our comments in the form of revised chapters will take some time.

Right now, they are thinking that they can get revised chapters (in redline format) to the Town in late August or early September.

Obviously, this schedule goes beyond the 30 day extension that was agreed to by the Board BUT is consistent with our experience in preparing and reviewing other EISs.

(Stated another way: I'm not surprised or concerned that it will take them this amount of time).

I would like to recommend that the Town Board reconsider adopting the draft resolution attached at its August 9 meeting.

Adopting this resolution (and finalizing the consultant letters) is consistent with the SEQRA regulations that require the Lead Agency to communicate its review in writing to the project applicant.

I am concerned that additional "extensions" will end up confusing the process and may give any potential third party interested in challenging a future decision by the Town Board grounds to state that the Town Board did not follow the strict procedural requirements of SEQRA.

Adopting this resolution will NOT result in any delay to the applicant, but would simply get us back on track for compliance with the SEQRA requirements.

Harold agreed to this approach, but did ask that I reach out to Rick O'Rourke to see if he has any strenuous objections. Rick is away this week, but I sent him an e-mail asking him to get in touch regarding this matter.

Please let me know your thoughts on this.

If the Board is in agreement, we would revise the Resolution to include the proper dates (of the resolution and the letters) and we would coordinate with Tom Fenton and Steve Coleman to submit finalized comment letters.

Technical Matters

We focused our discussion on traffic and sanitary sewage but also addressed a few other points.

In summary:

1) Traffic

The applicant's traffic engineer has already started to update the traffic analysis. AKRF's traffic engineer, Anthony Russo, will contact Michael Gallante at F.P. Clark to understand what efforts are underway at this time. The applicant has asked

for clarification on several of our comments on the traffic analysis and we will be modifying our letter to provide that clarification following Anthony's discussion with Michael Gallante.

2) Sanitary Sewage

The applicant will provide additional information on both estimated and actual flows to the Terravest Wastewater Treatment Plant. The applicant will also provide additional data from comparable hotels to document the proposed wastewater flows. This information will be provided in the DEIS in tabular and narrative form.

3) Tree Preservation Plan

We asked the applicant to prepare a map/graphic showing the areas where trees will be retained and to provide text identifying how trees to be retained will be protected during the construction process.

4) Project visuals

We directed the applicant to provide additional information on the proposed design of the project including cross-sections of the site and façade elevations. We agreed that development of a 3D model showing detailed facades would be done later. The initial 3D model that the applicant has prepared for the project shows building massing and site grading, and this 3D model is sufficient for our initial review.

5) Land Use Map

We agreed that the aerial photograph provided showing neighboring land uses is sufficient and that a map showing land uses and tax lot boundaries is not necessary. Thus, this specific item (#1 under Land Use) will be removed from our letter.

Graham Trelstad

Senior Vice President/Director of Planning
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