

## Victoria Desidero

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**From:** Thomas Fenton, P.E. [TFenton@nlja.com]  
**Sent:** Friday, August 03, 2012 11:07 AM  
**To:** Ashley Ley; Tony Hay  
**Cc:** Graham Trelstad; Town Board, Southeast; WStep68534@aol.com; Tom LaPerch; Victoria Desidero; Stephen Coleman  
**Subject:** RE: Crossroads 312: meeting with applicant  
**Attachments:** 08-03-12 Crossroads.pdf

Attached is our engineering review letter for DEIS completeness. We did not make any changes to the text of our draft letter other than revising the date to today's date.

Just by way of an update, we did meet with the Applicant (Phil Doyle and Harold Lepler) on Friday July 27<sup>th</sup>. The purpose of the meeting was just to review our comments with them and discuss how they would approach addressing those comments. I saw no need to make any revisions to our draft letter based on that meeting.

Thanks,

Tom

Thomas H. Fenton, P.E.  
Nathan L. Jacobson & Associates, Inc.  
86 Main Street, P.O. Box 337  
Chester CT, 06412-0337  
Tel 860-526-9591  
Fax 860-526-5416  
[tfenton@nlja.com](mailto:tfenton@nlja.com)

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**From:** Ashley Ley [mailto:aley@akrf.com]  
**Sent:** Friday, August 03, 2012 9:59 AM  
**To:** Tony Hay  
**Cc:** Graham Trelstad; Town Board, Southeast; WStep68534@aol.com; Tom LaPerch; Victoria Desidero; Thomas Fenton, P.E.; Stephen Coleman  
**Subject:** Re: Crossroads 312: meeting with applicant

Tony-

The resolution and final AKRF memo (in clean and redlined versions so you can see the changes) are attached. Please let Graham or me know if you have any questions.

Thank you,

Ashley

On Fri, Aug 3, 2012 at 7:15 AM, Tony Hay <[tonyhayusmc@gmail.com](mailto:tonyhayusmc@gmail.com)> wrote:  
Graham,

Please forward a copy of a completed resolution to Linda before noon today and we will incorporate it into our Regular Meeting Agenda scheduled for August 9, 2012. Thank you. Tony

On Thu, Aug 2, 2012 at 12:22 PM, Graham Trelstad <[gtrelstad@akrf.com](mailto:gtrelstad@akrf.com)> wrote:

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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**AKRF, INC.**

*Environmental, Planning, and Engineering Consultants*

34 South Broadway, Suite 401 | White Plains, NY 10601

P) [914.922.2355](tel:914.922.2355) | F) [914.949.7559](tel:914.949.7559)

[www.akrf.com](http://www.akrf.com)

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Tony Hay

Town of Southeast Supervisor