



Principals:

Mark D. Fellenzer, P.E., LEED AP
John D. Fellenzer, P.E., MBA, LEED Green Associate

Founder:

Archie D. Fellenzer, Jr., P.E.
(1924 - 2014)

March 8, 2023

Town of Deerpark Planning Board
420 Route 209
Huguenot, NY 12746

Attn: Mr. Robert Vicaretti, Sr., Chairman

Re: New Century Film Site Plan
517 Neversink Drive
FE Project 21-488

Dear Mr. Vicaretti,

Please find attached ten (10) copies of the site plan, Engineer's Report, and draft Stormwater Pollution Prevention Plan (SWPPP) for the proposed site plan located at 517 Neversink Drive. As mentioned in our last meeting, due to the successfully large public turn-out to New Century Film's Winter Festival this past December, the applicant has come to the realization that extra capacity within the B2 Multi-Purpose building was necessary to accommodate visitors during the cold weather. As a result, the applicant is now proposing to increase the seating capacity of B2 to a total of 3,556 seats that can be used as a conference center area or screening hall under the multi-purpose use.

The added use of Studio is no longer proposed for B2 as we currently show two (2) new buildings for this purpose (C1 and C2). To mitigate the effect of the increase in parking, water, and sewer demands due to the larger B2 seating capacity, we have elected to reduce the number of proposed hotel rooms within B3 from (110) to (85) and reduce the number of flea market vendor booths from (100) to (60), resulting in a proposed sanitary averaged daily demand of 49,785 GPD.

In an effort to mitigate the impacts to stormwater runoff, impervious coverage, and total disturbance to the site, the previously proposed parking area located in the northwest corner of the property has been removed in its entirety. To provide the necessary parking, a new 4-story parking structure is now proposed in the southeast corner of the property to accommodate approximately 800 vehicles. A new entrance will provide access to the structure from Neversink Drive. As a result, the total provided number of parking spaces is (1,329) which exceeds the minimum of (1,312) spaces per town code.

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Additionally, the applicant has engaged with regional professionals to evaluate the potential impacts to the surrounding environment and nearby residents. To date, we have completed a:

- Traffic Study: no negative impact to LOS
- Endangered Species Report: No negative impacts to endangered species
- Proposed Site Lighting Plan utilizing LED fixtures that are nighttime friendly compliant and meet town zoning
- A Preliminary Stormwater Pollution Prevention Plan has been submitted and will continue to be developed
- Effluent limits for approximately 50,000 GPD is being coordinated with the NYSDEC to produce a DRAFT SPDES permit
- And we are currently conducting a Phase 1A/1B Archeological survey for SPHO review

The goal of these studies is to provide appropriate mitigation measures for any identified environmental impacts that can be implemented into the overall design of the site plan and also be in compliance with town zoning requirements. Through these efforts, it will be demonstrated to the Board and public that these improvements will not have a significant environmental impact within the community and will not warrant a Draft Environmental Impact Study (DEIS) or Positive Declaration of Environmental Significance per SEQRA.

We have received the technical comments from Fusco Engineering dated 2-6-23 and 9-13-22, and we offer the following responses:

1. The draft SWPPP discusses numerous erosion and sediment control measures but there is no SWPPP plan to review.

FE Response: A draft SWPPP has been provided for review.

2. The Draft SWPPP report discusses water quality and storm water detention to be implemented but there is no hydrocad storm water analysis to evaluate pre/post impacts. Also, the 100 year storm should be based upon 8.7 inches of rainfall.

FE Response: A draft SWPPP with hydrocad has been provided for review. The 100-year storm has been modeled at 8.7 inches of rainfall.

3. The appendices of the Report are missing

FE Response: An updated Engineer's Report has been provided for review.

4. There is no draft Notice of Intent for Review.

FE Response: A draft NOI has been included in the SWPPP for review.

5. The site plan is an entirely new plan from the previous application. The plans are only conceptual so the review is only conceptual in nature.

FE Response: An updated progress site plan set has been submitted for review.

6. A new traffic study will be needed and sent to the County DPW and NYSDOT for review.

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FE Response: A new traffic study has been included with this submission. A copy has been sent to NYSDOT and OCDPW for review. Refer to the Engineer's Report.

7. The project involves a very large additional development including 14 acres of site disturbance, a theater, music hall, new hotel, significantly more parking, sewage treatment plant and more. The planning board will need to decide if these impacts are significant enough to warrant a positive declaration under SEQRA and the preparation of an EIS.

FE Response: Through guidance with the Town Planning Board and the various interested and involved agencies, the applicant has engaged with regional professionals to evaluate the potential impacts to the surrounding environment and nearby residents. These studies will analyze traffic flow, sight lighting, sanitary wastewater discharge, historical and archeological resources, threatened and endangered species, significant natural communities, stormwater attenuation, and erosion and sediment control.

The goal of these studies is to provide appropriate mitigation measures for any identified environmental impacts that can be implemented into the overall design of the site plan and also be in compliance with town zoning requirements. Through these efforts, it will be demonstrated to the Board and public that these improvements will not have a significant environmental impact within the community and will not warrant a Draft Environmental Impact Study (DEIS) or Positive Declaration of Environmental Significance per SEQRA.

8. Provide a SHPO review of the site.

FE Response: A preliminary review by SHPO has been conducted and they have requested that a Phase 1A/1B archeological survey be conducted to confirm the absence of cultural resources. The applicant has contracted with Tracker-Archeology Inc. for this service. Their report, when completed, will be submitted to SHPO and the Planning Board for review.

9. A full SWPPP will be required.

FE Response: A draft SWPPP has been provided with this submission.

10. Provide a larger scale. Preferably 1-inch equals 20 feet for detailed design of storm water design, grading, lighting and landscaping plans.

FE Response: See updated progress site plan set.

11. Provide an endangered species review from the NYSDEC.

FE Response: An endangered species report conducted by Peter Torgerson has been provided with this submission. Refer to Appendix F of the engineer's report.

12. This project will be classified as a Type 1 action under SEQRA.

FE Response: No comment.

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13. The planning board should discuss the proposed use of “shared” parking when events are skewed. Required parking spaces are over 1,000 and the proposed uses appear to be separate uses independent of each other. The applicant to discuss how this can be managed to assure full events do not take place simultaneously.

FE Response: Based on the latest site revisions, shared parking is no longer proposed. The minimum parking per Town Code requirements is now indicated.

14. A SPDES permit will be required for the new sewage treatment plant. The DEC, DOT, DOH and the OCDPW will need to be included as interested agencies under the SEQRA review process.

FE Response: A SPDES permit application will be provided by Delaware Engineering. Effluent limits for the proposed usage is currently being established by NYSDEC. The DEC, DOT, DOH and OCDPW have been included as interested agencies per SEQRA.

15. OCDPW and NYSDOT approval is required.

FE Response: A new traffic study has been completed and will be provided to OCDPW and NYSDOT for review.

16. Lighting and landscaping plan will need to be prepared for all area of development.

FE Response: A landscaping plan and lighting plan has been included with this submission.

17. Board comments.

FE Response: No comment.

We look forward to discussing with you at the March 22, 2023 planning board meeting.

Sincerely,



Ryan D. Fellenzer, P.E.
Project Engineer

attachments