

FREDERICK P. CLARK ASSOCIATES, INC.

Planning/Development/Environment/Transportation
 Rye, New York and Fairfield, Connecticut

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PROJECT REVIEW HIGHLIGHTS REPORT

PROJECT NAME [FPCA ACCOUNT #]: Millwood Lumber [163.839]	REPORT DATE: July 15, 2010
APPLICATION TYPE(S) SUBMITTED: Site Development Plan Amendment	
PLANNING BOARD MEETING DATE/TYPE: July 20, 2010 Public Hearing	PRE-APPLICATION MEETING DATE: April 22, 2010
APPLICANT NAME: Millwood Lumber	PROPERTY OWNER NAME: Millwood Holding Company
SITE LOCATION [TAX MAP DESIGNATION]: 87 Millwood Road [#81.17-3-43]	SITE ZONING: I-G; MADP Overlay District
FIRE DISTRICT: Millwood	SCHOOL DISTRICT: Chappaqua
DRAINAGE BASIN: NYC/Croton River	SURROUNDING LAND USE: N – industrial (Millwood Realty); S – industrial/school; E – residential/office; W – open space (train station)
WITHIN 500 FEET OF AGRICULTURAL DISTRICT: Yes	ADJACENT TO TACONIC STATE PARKWAY: No
SEQR CLASSIFICATION: Unlisted	OTHER INVOLVED AGENCIES (KNOWN TO DATE): NYSDOT
REQUIRED REFERRALS/DATE OF 1ST/LAST REFERRALS: NCERB (1 st -4/27/10; Last-6/17/10); Fire Dept. (6/21/10); WCPB-Full Application (1 st -5/12/10; Last-6/10/10)	ADDITIONAL REFERRALS/DATE OF 1ST/LAST REFERRALS: Millwood Task Force (1 st -4/27/10; Last-6/21/10)
SUBMISSIONS: See Attachment A	SITE PHOTOS/AERIAL PHOTO: See Attachments B & C
PURPOSE OF APPLICATION: The Applicant is seeking approval of various existing site improvements that have been made over time since the last site plan for the property was approved in 1974. The Applicant is also proposing to install a new stormwater management system, improve the surface of the outdoor portion of the lumber yard, install some replacement lighting, and add some landscaping features along the Millwood Road frontage.	

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A. PLANNING BOARD POLICY DECISIONS AND ACTIONS

1. The Planning Board should determine the acceptability of the identified features and/or choose from among the alternatives listed below:
 - a. Acceptability of newly proposed site improvements. *[See Comments B.2.a and B.2.b]*
2. The Planning Board should pursue the following next steps:
 - a. At the July 6, 2010 Planning Board meeting, the Planning Board determined that it would conduct an un-coordinated environmental review under SEQR.
 - b. The Planning Board should direct the Applicant to revise its plan(s), if necessary, to comply with the applicable minimum requirements of the Town, and should also identify any other technical issues raised by the Town Planning Consultants, the Town Engineer, the Planning Board Counsel, other advisory boards or Planning Board members themselves that the Applicant will be required to address as part of its next submission.
 - c. When the Planning Board feels that it has received enough information to assess the potential environmental impacts associated with the Proposed Action, a Determination of Significance under SEQRA should be made. This step must precede any Planning Board action on the application itself.

B. SUBSTANTIVE COMMENTS

1. Minimum Requirements of Applicable Regulations
 - a. On the latest site plan submitted, last revised on July 12, 2010, there is a note stating that the Applicant will be removing existing vegetation along the property line and Schuman Road and that approval of a tree removal permit from the Town will be required prior to this work commencing, and since the Planning Board is currently reviewing the site development plan application for the subject property, it will also be the approving authority for the tree removal permit application for the subject property per § 121-5 E. of the Town Code.
 - b. The Applicant should state whether the two (2) existing lights mounted on the front of the 3-story building will be on timers or a motion sensor, and the site plan should be updated to include a note with that information.

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- c. The site plan should identify the location of the proposed new vinyl fencing.
- d. The site plan shows directional signs being placed in the Millwood Road right-of-way. These signs may need to be relocated onto the Applicant's property.

2. Discretionary Standards of Applicable Regulations

- a. Revisions made to site plan since the July 6, 2010 Planning Board meeting include the following:
 - Addition of asphalt surface to all areas that were previously proposed to be ECO stone.
 - Addition of shutters to be placed along the front (north) and east side of the 3-story building.
 - Addition of directional signs placed at the entrance and exit drives, located within the Millwood Road right-of-way.
 - Revised planting plans for the two (2) planting areas along Millwood Road frontage of subject site.

The Applicant has not proposed any landscaping along the east side of the 3-story building adjacent to the parking area, and has not provided any landscape plan for the proposed concrete planter located along Millwood Road frontage, in front of the 3-story building. In addition, at the last Planning Board meeting on July 6th, the Applicant was requested to enhance the landscaping located in the northeast corner of the property.

In our view, the entire enlarged landscape bed should be planted with low-growing shrubs, not just a row of boxwood. In addition, the planting area located on the west side of the entry drive should be extended to at least the same length as parking space #4, in order to provide protection for a vehicle parked in that space.

The Planning Board should determine the acceptability of the site modifications made since the July 6th meeting, and identify any additional revisions that it believes are necessary.

- b. The Applicant has provided details of the outdoor wall lanterns that will be mounted on the front of the 3-story building. The site plan continues to indicate that a flood light will be mounted on the front of the 1-story office and warehouse building. As stated in our July 1, 2010 Project Review

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Highlights Report, floodlighting is not typically permitted (particularly when it is be directed away from a site and toward public streets) and is not consistent with the *Millwood Design Guidelines*, the Planning Board should determine if this existing floodlight along Millwood Road should remain or be replaced with another type of lighting. It is noted that the floodlight is activated by a motion sensor so would not be on all the time. However, the floodlight may not be shielded and could be distracting to passing motorists when on. The Planning Board should determine if the existing exterior site lighting should be modified in any way.

3. Additional Recommendations

- a. At the July 6, 2010 Planning Board meeting, the Applicant indicated that a legal agreement concerning maintenance of plant materials would be submitted, in addition to a stormwater management agreement. These documents, once submitted, will need to be reviewed by the Town Counsel, to determine their adequacy.

C. MISCELLANEOUS COMMENTS

- 1. The Applicant has offered to maintain the brown color of the trailers and keep them appropriately painted as needed.

D. FOLLOW-UP REQUIRED BY APPLICANT

- 1. Unless waived or modified by the Planning Board, the Applicant shall be required to address all comments in this report and any other advisory report(s) submitted to the Planning Board for its consideration.
- 2. The Applicant shall also be required to address any additional comments raised by the Planning Board during a meeting.

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Vice President/Planning

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ATTACHMENT A

The following submissions from the Applicant were forwarded to the Town Planning Consultants for review and report:

- Letter to the Planning Board from Zarin & Steinmetz, dated July 12, 2010.
- Plan labeled “Sheet 1 of 2,” entitled “Site Plan Prepared for Millwood Lumber,” dated March 2, 2010, last revised on July 12, 2010, prepared by Campbell Engineering.
- Plan labeled “Sheet 2 of 2,” entitled “Site Plan Prepared for Millwood Lumber,” dated July 8, 2010, last revised on July 12, 2010, prepared by Campbell Engineering.
- Letter to Deputy Town Engineer from Campbell Engineering, dated July 12, 2010.
- Document entitled “Chapter 108-A: Stormwater Pollution Prevention Plan,” dated June 14, 2010, last revised on July 9, 2010, prepared by Campbell Engineering.
- Copy of document entitled “Parking Space Lease Agreement Between Millwood Holding Co. Inc., as Landlord, and Millwood Industries, LLC, as Tenant,” dated July 8, 2010.
- Letter to Campbell Engineering from Westchester County Department of Health, dated July 1, 2010.
- Document entitled “Fairway Boxed Fence Systems,” undated.
- Document entitled “Designers Fountain Outdoor Energy Star 1 Light Wall Lantern ES1161-BK,” undated.
- Document entitled “Shutter Detail,” undated.

ATTACHMENT B



View of streetscape along Millwood Road looking south



View of customer parking area on Millwood Road looking south

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View of storage racks (west aisle) looking south



View of storage racks (east aisle) looking south

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View of residential building on Schuman Road looking west



View of rear portion of lumber yard looking west

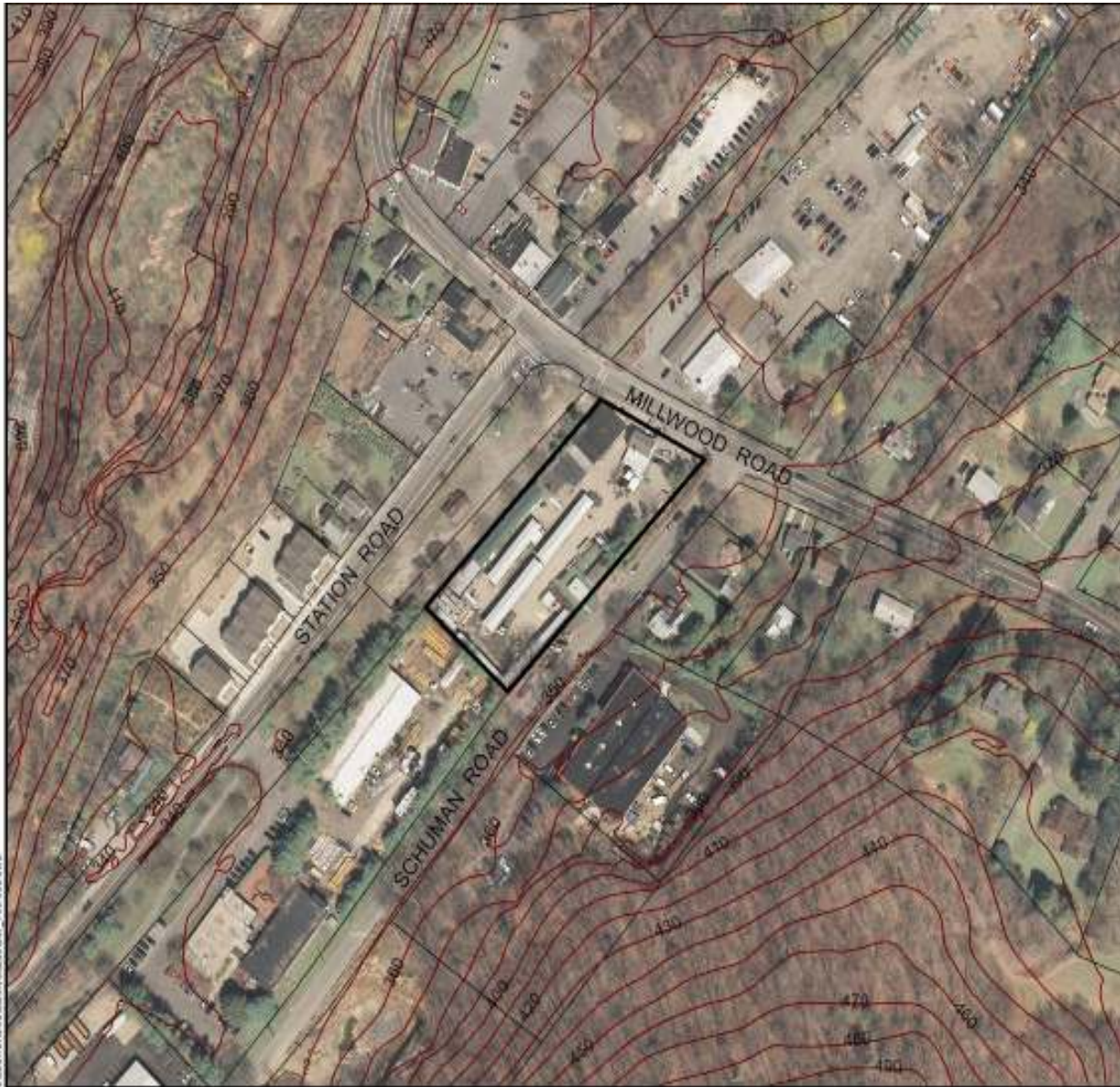
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ATTACHMENT C



File: F:\Projects\110811\NewCastle\2010\AerialView\Millwood_Lumber_451.8218.mxd

MILLWOOD LUMBER PROPERTY - 2007 AERIAL VIEW
Town of New Castle, Westchester County, NY

NOTE: This map was compiled from multiple datasets with different scales and projections and should only be used for general planning purposes.
DATA SOURCES: 2007 Digital aerial orthophotography (NYSD GIS Clearinghouse)



May 3, 2010

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