

TOWN OF GREENPORT PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

**PLEASE SUBMIT THREE COPIES OF YOUR APPLICATION AND ANY ATTACHMENTS,
ALONG WITH THE REQUIRED FEE.**

Preliminary Date: June 16, 2006 Final Date: _____
(Check appropriate box)

Name of proposed development Proposed Retail Development, NYS Route 9, Greenport, NY

Applicant:
Name The Widewaters Group, Inc. *AS MANAGING AGENT*
Address P.O. Box 3, 5786 Widewaters Parkway
Dewitt, NY 13214-0003
Telephone 315.445.8598

Plans Prepared by:
Name Bergmann Associates
Address 1 Computer Drive South
Albany, New York 12205
Telephone 518.458.8500

Owner (if different);
Name Mark Nine Associates, L.P.
Address 580 3rd Avenue
P.O. Box 1679, Kingston, PA 18704
Telephone _____

~~If applicant is not the owner, the owner must complete the following:~~
~~I, (See attached contract) _____, am~~
~~the owner of the property located at~~
~~_____ and authorize~~
~~_____ to act as my~~
~~agent for this application.~~
Signature _____ Date _____

Applicant's property interest:

- Leasehold Option to Purchase
 Fee Simple Other (please describe) _____

Location of site East side of NYS Route 9, just south of Joslen Boulevard

Tax map description: Tax Map IDs: 100.-1-2.110, 100.2-1-64, 100.-1-2.120, & 100.2-1-62.100
Section _____ Block _____ Lot _____

State and federal permits needed (list type and appropriate department):
NYSDEC General Permit GP-02-01 for storm water
NYSDOT Highway Work Permit
US Army Corps Nationwide Permit for wetlands

Description of project: The proposed project includes the construction of 565,000 SF +/- of commercial/retail and restaurant space on 128.191 acres of land in the Town of Greenport, NY. The development will include all necessary roadways, parking areas, landscaping and stormwater management facilities, as well all applicable utility and highway improvements necessary for compliance with state and local requirements.

Total site area (square feet or acres) 128.191 acres

Anticipated construction time 24 months

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.): Vacant commercial and Undeveloped

Current condition of site (buildings, brush, etc.) Existing structures are abandoned

Character of surrounding lands (suburban, agriculture, wetlands, etc.) Surrounding area can be generally described as a transitional commercial corridor, where previous residences and small commercial establishments are ceding to larger and more market viable commercial and retail developments.

Estimated cost of proposed improvements \$ TBD

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) 400 full time employees, 400 part time employees, and approx 840 shoppers per peak hour, PER TRAFFIC STUDY

Proposed Use

Residential Buildings:

- Number of dwelling units N/A
- Size of each dwelling unit N/A
- Number of off-street parking spaces N/A

Proposed Use

Non-residential Buildings:

- Total floor area approx 565,000 square feet
- Total sales area To be determined by tenants
- Number of off-street automobile parking spaces approx 2,800
- Number of off-street truck parking spaces No parking, loading docks only
- Other proposed structures None

Character of Abutting Parcels Vacant, undeveloped, APARTMENTS

Ownership of Abutting Parcels See attached survey map

Annex the following:

1. An area map, keyed to the real property tax maps, showing the parcel under consideration for site plan review and all properties, subdivisions, streets and easements within two hundred (200) feet of the boundaries thereof;
2. A map of site topography at no more than ten-foot contour intervals;
3. Environmental assessment form (short form).
4. Four (4) copies of a sketch of your parcel that includes the following information:
 - a. Property boundaries with dimensions.
 - b. All existing and/or proposed structures with setback measurements.
 - c. Names and locations of all abutting streets and alleys.
 - d. Location of water & sewer connections.
 - e. Location and size of all off street parking areas including garages.
 - f. Names of adjacent property owners or businesses.

See attached Conceptual Site Plan: C100