

Village of Woodridge Planning Board
Resolution - October 26, 2016

Maplewood Estates
Site Plan Approval and Preliminary Subdivision Approval

WHEREAS, the Village of Woodridge Planning Board has a proposal for site plan and preliminary subdivision approval for 34 duplex units in 17 structures with facilities such as parking, landscaping, a swimming pool, private roads, a shul and private water supply distribution and sanitary sewer collection lines (hereinafter referred to as the project) on a property of 9.196 acre (Tax Map Parcels 106-4-13.2 and 109-1-2.1, which shall be combined); and the zoning is R-2 and the project is being developed based as a Conservation Subdivision,

WHEREAS, the Planning Board has followed and complied with the applicable standards of the New York State Environmental Quality Review Act, SEQRA 6 NYCRR617.6 and as lead agency, conducted an uncoordinated review and classified the action as unlisted, the applicant having completed a Part I EAF and, after a series of public meetings, this Board having prepared an EAF Part II and determined the Project will not have a significant impact on the environment and having adopted a Negative Declaration earlier at this October 26, 2016 meeting; and

WHEREAS, the Planning Board has reviewed all of the information and documentation developed for the Project, including plans prepared by Wasson Engineering and accompanying documents as well as comments and correspondence received from staff, consultants, interested agencies and the public, and has made certain modifications to the Project:

BE IT RESOLVED, Maplewood Estates is hereby granted site plan approval and preliminary subdivision approval subject to the following conditions:

1. The applicant shall be responsible for either installing or financially guaranteeing all improvements associated with the project prior to issuance of certificates of occupancy for any residential units. Such improvements shall include roads, stormwater management facilities, fencing, water supply and wastewater related infrastructure (including grinder pumps), recreational amenities, community buildings (including the shul) and landscaping. Such improvements shall be inspected by the Village Engineer or his designee, who shall also approve any cost estimates provided for purposes of financial guarantees, as provided by Section 131-12 of the Village of Woodridge Code.
2. The applicant shall also, pursuant to Section 148-61 of the Village of Woodridge Code, be required to provide a two-year maintenance bond in the amount of 15% of construction costs as approved by the Village Engineer, with respect to all improvements.

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3. The applicant shall provide a conservation easement in favor of the Village irrevocably dedicating all land not incorporated into lots, roads, parking areas, the pool site or the shul site (4.717 acres of open space) to permanent open space that shall not be built upon or otherwise developed for any purpose other than playground use, picnic tables and similar recreational amenities. Such easement shall be subject to review by the Village Attorney and approval by the Village Board. A map must be provided in the final drawing set which shows the 50% of land that is undevelopable, permanent open space and the 25% of that 50% that will be used for recreational purposes.
4. No construction shall commence on the site until such time as the Village Code Enforcement Officer has received Final stamped plans from Keystone Associates with the Planning Board Chairman's signature and received evidence of approval of the Storm Water Pollution Prevention Plan (SWPPP) by the New York State Department of Environmental Conservation (DEC).
5. No construction shall commence on the site until such time as the Village Code Enforcement Officer has received evidence of approval of highway access permits by the Village of Woodridge (Maple Avenue) and the Sullivan County Department of Public Works (Dairyland Road).
6. No construction shall commence on the site until such time as the Village Code Enforcement Officer has received evidence of approval of the water and sewer reports from the Village Engineer. As well as the water supply and wastewater infrastructure plans by the New York State Department of Environmental Conservation (DEC) and/or the New York State Department of Health (DOH) as the case may be.
7. White Spruce trees shall replace Fraser Fir trees on the Landscaping Plan.
8. The applicant shall provide an operations and maintenance manual for the on-site water and sewer infrastructure.
9. All signage shall be installed prior to Certificates of Occupancies being issued, including interior roadway signage and 911 number signage.
10. All homes in this development shall be one-story with a walkout basement.
11. Landscaping shall be installed behind Units 23-26.
12. The parent parcel shall be combined with 106-4-13.2 prior to Building Permits being issued.

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BE IT FURTHER RESOLVED, that the Planning Board grants Site Plan Approval with the understanding that the site plan map will not be stamped by the Chair or her designee until all documents have been reviewed by Village officials to confirm all requested changes have been made and conditions have been met.

Dated: Jan 10, 2017

Deborah Debbie Jacobs
Chairman of the Planning Board

Vote as follows:

5 For
0 Against
0 Absent

Village of Woodridge
The Village Clerk of the Town of Fallsburg, Sullivan County, New York, does hereby certify that I have compared this copy with the original Adoption of Negative Declaration record on file in this office and find that it is a true transcript and copy of whole of said original thereof.

Filed and Dated this 10th day of January 2017

Myra Bennett
Myra Bennett - Village Clerk