1. The Heartwood Project Site Plan dated July 8, 2019 has been submitted for Planning Board signature based on the Final Site Approval Resolution of December 18, 2018. A previous review plan set was submitted June 2019 and I did a detail examination of those plans for compliance with all conditions of the Board resolution pertaining to the site plan. The Lot Line Revision is still in progress, waiting the easement language resolution. Those revisions are incorporated by reference on this site plan index sheet.

2. The results of my prior review of the June plan set are attached, dated July 2, 2019.

3. The applicant has addressed all the requirements and notations on this July plan set. As such the plans are ready for Board signature, all requirements of the prior site plan review having been complied with.

4. As noted in para 2 of the attached June review, the signed site plan is not sufficient in itself to obtain building permits or commence construction. The standard requirements for building permits, listed in paragraph 2 must be completed and presented to the building inspector. Construction must be permitted and sequenced as set forth in the plan sheets PH-1 and PH-2.

5. RECOMMENDATION: It is recommended that the Board authorize the chairman and secretary to sign the revised site plan.
MEMORANDUM

PPBS inc.
Planning Programming Budgeting Services Inc. 50 Elmwood Drive  Highland Mills, New York 10930  845 827-0066

TO: Town of Gardiner Planning Board

FROM: James M. Freiband, Principal Planner

DATE: July 2, 2019

SUBJECT: Filing Document Review for (Taylor Family Partnership) for Heartwood (Electric Bowery); Route 44/55 and Shawangunk Kill

1. As requested I have reviewed a preliminary filing document for the major site plan for the Heartwood lodging development last dated June 19, 2019. The applicant has submitted this in response to the final site plan approval resolution dated December 18, 2018. This review covers the index sheet only. There is at least one change to other sheets (bicycle racks that would be part of other plan sheets).

2. It should be noted that an approved site plan is not sufficient to obtain building permits, as the plan listing has other inherent approvals to be presented to the Building Inspector including the DEC part 666 and U.CD.O.H. water and sewer system approvals; submission of the $2500 escrowed fee for sound testing; the NYS DOT Highway Construction Permits. Also required for Board signature are any remaining review fees.

3. The following are my recommendations on the preliminary site plan sheet presented:
   a. A consent to file note must be added to this sheet.
   b. The seal and signature of the engineer /surveyor of record must be on each sheet.
   c. Number each note as opposed to bullet points.
   d. There needs to be a note or legend for symbols particularly for the structure number shown.
   e. In as much as the easement documents are still being reviewed, there needs to be a note that the “GML 249 Conservation Easement as shown is detailed in the lot line revision filing with the Ulster County Clerk” as part of note #2
   f. Similarly, the entire agricultural easement needs to be depicted with a similar note referencing the filed lot line revision.
   g. A number of the notes are not required as they are covered on other plan sheets. Please add the SWPPP and date to the index sheet listing.
   h. A new note should be added to the top regarding “Specific performance of the following requirements is a condition of the Certificate of Occupancy”
   i. Counting from the bullet, note numbers 4,5,6,7, and 8 are not necessary as they are covered by the plan sheets.

4. Unless there are other changes (bicycle rack?) to the underlying indexed sheets, this should be a complete list of the requirements to present the site plan in final form. If you have any questions please let me know as soon as possible. I suggest just printing a single signing set for the July meeting so that any last minute additions won’t require a major reprint (5 copies one mylar
ultimately for signature).

5. The lot line revision has been approved but cannot be signed until the easement arrangements are complete and can be recorded and referenced on the signing plat. The easements were not required by Zoning and were offered as GML 249 easements subject to form approval by the Planning Board attorney.