## VILLAGE OF BREWSTER MONTHLY PROGRESS REPORT

1.	GENERAL INFORMATION					
Report No:		1 of 2	014	Date: 5/15/2014	Contract No:	
Facility Name:		VOB / BOS Annexation Application				
2.	ENGINEERS STATUS OF PROJECT ((Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including):					
	a.	Activ	ities completed this month (	attach additional pages as needed):		
		Reviewed BOS Annexation Petition and Statement of Use (attached)				
		•	Consider impact of approval on Village potable water and wastewater facilities			
				-		
					3004	
-	b. Findings:					
		<ul> <li>Applicant is proposing a 64,000 square foot office building</li> </ul>				
Multiple AIA Planning documents indicate the following for new, multi-story of 15% gross area set aside for common space such as hallways, elevator Typically 300 square feet per employee inside actual offices – include reception, conference and kitchen facilities					ways, elevators and lavatories	
rates for determining f				ds for Wastewater Treatment Works (2 s from various sources are assessed at 15 GPD/person	014) offers hydraulic loading	
		•	To translate this loading rate to the Applicants facility and assess its potential impact, we use the AIA factors provided above to estimate population			
			64,000 SF x .85 = 54,400 SF to be populated 54,400 SF/300SF Per Employee = 181 Employees			
			181 x 15 = 2,720 GPD	101 Employees		
			Applying a 10% Factor of	Safety results in 3,000 GPD water co	nsumption/wastewater generated	
		•	SPDES permitted flow is 2	240,000 GPD. The current average flo	w at the WWTP is 125,000 GPD.	
		•	This is an insignificant increase			
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## B.O.S. LAND DEVELOPMENT, CORP.

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Date: 4/8/14

To: Peter Brewster Hansen - Village of Brewster Clerk & Treasurer.

From: Christopher J. Sobieski - C.E.O.

Re: Proposed Site Development for vacant land located at 61 Allview Avenue, now located in the town of Southeast, N.Y., per Tax Map # 67.12-1-28.

The existing parcel of property now comprises an area of (17.090 Acres) of vacant land, and is known as 61 Allview Avenue, now located in the town of Southeast, N.Y. and known as Tax Map # 67.12-1-28. As per the proposed survey easement map prepared by Terry Bergendorff Collins, dated 02/04/14, we are proposing to dedicate an area of approximately (1.0 Acre) to the Town of Southeast for expansion of their Highway Department storage area, and request an easemcent from the Town that leads from Palmer Rd. for access into our property. We would then request to annex the remaining (16.090 Acres) into the Village of Brewster, N.Y. As per the site plan C-110, dated 04/10/14 by Putnam Engineering, PLLC, of this remaining (16.090 Acre) area we propose to develop approximately (5.0 Acres) for the erection of a new single (4) story +/- 60' in height and +/- 64,000 S.F. office building, which is comprised of +/- 16,000 S.F. per floor. Once this parcel of property has been annexed into the Village of Brewster, we will be requesting that it becomes included in both the Sewer and Water districts so that it can utilize these existing services (Please refer to SK-1 proposed Water & Sewer connection, dated 04/07/14, by Putnam Engineering, PLLC).

The proposed size of this building was based upon the B-1 parking regulations as per the Village of Brewster, N.Y., which requires (1) parking space for every 200 S.F. of floor space at the 1st. Fl. areas and (1) parking space for every 400S.F. of floor space at the upper floors. Using this calculation we arrived at 200 parking spaces (we are proposing to provide 201 parking spaces), which will include a parking area of (34) spaces below the building and the remaining (167) spaces on the surrounding ground area. The parking will be comprised of asphalt access roads, combined with both pervious and non-pervious parking areas.

cc: Paul Lynch, P.E - Putnam Engineering, PLLC.