

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 easement 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.