

Answers To Development Review Application

1. Please provide supporting information on how the proposed site layout and design avoids undue adverse impacts to significant natural, historic and scenic resources. These resources include, but are not limited to: a) existing topography and drainage patterns; b) land above 1500 ft. elevation; c) areas of steep and very steep slope; d) surface waters, wetlands, and associate buffers; e) special flood hazard areas; f) delineated source protection areas; g) significant wildlife habitat areas and travel corridors; and h) scenic resources (see § 5.3.B.1.a.viii).

The site is a small (.25 acre) pre-existing lot formerly occupied by a two story schoolhouse built mid 19th Century and a garage added at a later date. It is on Route 15 across from the fire station in Underhill and is in The Underhill Flats Village Center Zoning District. The structure was razed this year. A new one story structure will replace the school house. It will sit on the footprint of the razed structure with an additional small el as shown in the floor plan. The footprint of the new structure is smaller than the one it is replacing when the garage is considered. There are no wildlife areas or travel corridors to effect. Site design includes water runoff controls. The plan also calls for a new septic system.

2. Please advise how the proposed location and orientation of structures, and supporting infrastructure on the site, are compatible with their proposed setting and context, as provided by the Town's Plan, zoning district objects, existing site conditions and features, adjoining or facing structures in the vicinity, and other applicable provisions in the *Underhill Unified Land Use & Development Regulations*. See Section 5.3.B.2 for more details.

The site is located in The Underhill Flats Village Center Zoning District whose Goals call for a "traditional compact village settlement pattern." The lot's small size and the proposed placement of the structure on the footprint of the previous structure maintain the Goal of a "pedestrian scale." The only alteration is that the new structure will be one story instead of two. The design is in keeping with the area's existing architecture. The site is served by the Jericho Underhill Water District. The Site Plan includes an In-Ground Conventional Disposal System and also includes a wastewater leaching field.

3. Please advise how the proposed use meets the Town and State access management and design standards. Include an explanation of how the curb cut(s)/access way(s) and road intersection(s) do not create hazards to vehicles, pedestrians or bicyclists onsite or on adjoining roads, sidewalks and path-ways.

As it currently exists the site includes no curb cuts and Route 15 can be entered at any point. In working with The Agency of Transportation curbing defining parking spaces have been specified and curb cuts designated. Route 15 can be entered at only one point from the site.

4. Please advise how the proposed project conforms to the parking, loading & service areas.

Parking for 8 vehicles will be designated on the site including one Handicapped Space. These are laid out in The Site Plan as approved by The Agency of Transportation.

5. Please explain how the proposed project provides for adequate and safe onsite vehicular and pedestrian circulation. Site plans shall address the requirements under Sections 5.3.B.5.a & b.

Requirements under Sections 5.3.B.5.a & b

- a. Limit the number and size of curb cuts in accordance with Section 3.2. 41
- b. Require the reduction, consolidation or elimination of noncomplying curb cuts.

There is at present no curbing. As shown in The Site Plan a defined entrance is created to the lot and designated parking places with curbing are shown. This is The Site Plan submitted to gain approval by The Agency of Transportation.

6. Please advise any proposed landscaping and screening modifications anticipated to occur. Any reduction in landscaping or screening, or any significant proposed project shall address the requirements of Section 5.3.B.6.

The lot's small size makes landscaping a challenge, given the need for designated parking. However we do plan on removing asphalt and planting grass on the North side of the lot and in a small area at the South end along Route 15. A fence will be added in front of the parking on the North side.

7. Please advise if the proposed project requires outdoor lighting. If so, please explain how the proposed lighting conforms to the requirements of Section 3.11.

No outdoor lighting is required beyond lighting at the entrance to the building.

8. Please advise of the proposed temporary and permanent stormwater management and erosion control measures that will be undertaken as part of the proposed project.

Access to the site will be constructed in such a manner as to prevent water from flowing on to Route 15. In addition asphalt will be removed from the North end of the site to be replaced by grass and The Site Plan shows a wastewater leaching bed which will be installed.