

ZONING PERMIT APPLICATION - TS-3
MANSFIELD PLANNING & ZONING COMMISSION
 (See Article XI.C of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # 13-6-12

Complete this page and submit with application fee to the Zoning Agent

1. Storrs Center Alliance, LLC / PO Box 878, 233 Rte. 17, Tuxedo, NY 10987 / 845-351-2900
 Owners name Mailing address Telephone

2. _____ / _____ / _____
 Applicants name (if different than owner) Mailing address Telephone

3. Storrs Road/Bolton Road Ext. 16 41 13 3.A. No 3.B. SC-SDD
 Address of proposed activity map block parcel Scenic Road ??? Zone

4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

See Attached (3-15-13 Statement of Use)

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.

6. Building plans and/or other information necessary to determine compliance.

7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. [Signature] 6/17/13 _____
 Signature of Director of Health Date Comments

B. [Signature] 6-17-13 _____
 Signature of Inland Wetland Agent Date Comments

C. [Signature] 6-17-13 _____
 Signature of Town Engineer Date Comments

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

[Signature] / LOUIE G. MARQUEZ / 3/14/13
 Owner / Applicants signature Owner / Applicant (printed) Date
 MANAGER

ADDENDUM
Zoning Permit # 13-6-12
Phase 1C, Building TS-3



The conditions listed below shall be a part of Zoning Permit # 13-6-12, issued to Storrs center Alliance, LLC, on June 13, 2013, for the construction of Building TS-3 (Phase 1C) of the Storrs Center Development. This approval is based on the plans submitted together with the 3/14/13 Zoning Permit Application, as revised and cited in a 6/10/13 memo from Linda M. Painter, Director of Planning & Development to Curt Hirsch, Zoning Agent. Any questions about the subject conditions or requirements shall be directed to the Zoning Agent.

- A. Erosion & Sedimentation Control. During periods of construction, bi-weekly erosion and sediment control monitoring reports shall be submitted to the Zoning Agent and Inland Wetland Agent until disturbed areas are stabilized.
- B. Foundation Footing Survey. Pursuant to Article XI, Section 4.d., no new foundation walls shall be constructed until certification from a licensed land surveyor is received by the Zoning Agent confirming that foundation footings are in approved locations.
- C. Removal of Material. All material that will be removed from the project area in association with demolition activities shall be deposited in an appropriate location that has been approved for such deposition. All site demolition contractors shall be advised of this requirement.
- D. Utilities. Unless specifically authorized by the Director of Planning and Development, all new utility lines shall be installed underground.
- E. Plan Revisions. Pursuant to Article X, Section S.6.g of the Zoning Regulations, any proposed revisions to the submitted plans and associated application narratives and/or the proposed uses hereby granted Zoning Permit approval shall be submitted to the Director of Planning and Development for review and approval
- F. Local Approvals. All conditions of approval cited in the 10/1/07 Inland Wetland Agency license approval, as revised on 1/19/11, shall be met.
- G. State and Federal Approvals. No construction shall start in Phase 1C until it is confirmed that the Phase 1C improvements are acceptable to all federal and state agencies who have granted permit approval for the entire Storrs Center project.
- H. Construction Traffic. In addition to the information provided as part of the statement of use, the applicant shall be responsible for ongoing coordination with the Town of Mansfield with respect to management of construction traffic related to concurrent projects, including the improvements to Storrs Road and construction of the Bolton Road extension, Village Street and the transportation center. The point of contact for this coordinated effort will be the Director of Public Works or his designee. If deemed necessary by the Director of Public Works, a more formal traffic management plan shall be developed for the approval of the Traffic Authority.
- I. Common Interest Ownership. The proposed Common Interest Ownership arrangement is acceptable for Phase 1C subject to compliance with all applicable State requirements and incorporation of commitments made in the Zoning Permit application. A copy of the executed Common Interest Ownership documents shall be filed in the Mansfield Planning Office.
- J. Parking.

1. Unless alternative parking arrangements are approved by the Director of Planning and Development, no occupancy permits shall be issued for TS-3 until all spaces in the parking garage are open for use and associated access improvements are approved, constructed and operational.
 2. In order to confirm the adequacy of parking for the final mix of commercial uses in building TS-3, no occupancy permits for commercial spaces shall be issued until a more specific breakdown of commercial uses is provided for this building.
 3. Proposed loading and delivery hours for parking spaces on Royce Circle must be approved by the Mansfield Traffic Authority before any signs are installed allowing loading and deliveries in that area.
- K. Commercial Storefront Areas. All designs for commercial storefront areas, including signage, awnings, outdoor seating and other features to enhance the streetscape, shall be submitted for approval by the Director of Planning and Development or her designee prior to issuance of building permits. Individual commercial spaces may also need approval from the Eastern Highlands Health District. Any internal layouts that would impact storefront windows (such as placement of equipment, interior partition walls, etc.) shall require approval of the Director of Planning and Development.
- L. Colors. Final building colors including the storefront and trim color palette shall be subject to review and approval by the Director of Planning and Development.
- M. Survey Monumentation. No occupancy permits shall be approved until the monumentation for this lot has been completed with Surveyor's Certificate, with the exception of monumentation along the common property line with the lot to the south.