

ZONING PERMIT APPLICATION MARKET SQUARE
MANSFIELD PLANNING & ZONING COMMISSION
(See Article XLC of the Zoning Regulations for applicability and permit requirements)

13-6-11

APPLICANT/OWNER SECTION -

PERMIT # ~~24612~~

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/Post Office Road	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.		6/17/13	
	Signature of Director of Health	Date	Comments
B.		6-17-13	
	Signature of Inland Wetland Agent	Date	Comments
C.		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.

	LOUIS G. MARQUEZ	3/14/13
Owner / Applicants signature	Owner / Applicant (printed)	Date
	MANAGER	

ADDENDUM
Zoning Permit # 13-6-11
Phase 4, Market Square



The conditions listed below shall be a part of Zoning Permit # 13-6-11, issued to Storrs Center Alliance, LLC, on June 18, 2013, for the development of the Market Square (Phase 4) section of the Storrs Center Development. This approval is based on the plans submitted together with the 3/14/13 Zoning Permit Application, as revised to 5/23/13. Any questions about the subject conditions or requirements shall be directed to the Mansfield Zoning Agent.

- A. Phasing. Section 2.7.4.n requires that no permits be issued for the supermarket (MP-1) until permits have been issued for the corner building (MP-2). For purposes of this requirement, no permits for vertical construction shall be issued for the MP-1 building until permits for vertical construction have been issued for the MP-2 building. However, permits for footing and foundation permits for the MP-1 building may be issued prior to issuance of permits for the MP-2 building.
- B. 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.
- C. 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.
- D. 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.
- E. Utilities. Unless specifically authorized by the Director of Planning and Development, all new utility lines shall be installed underground.
- F. Plan Revisions. Pursuant to Article X, Section 5.6.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
- G. 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.
- H. State and Federal Approvals. No construction shall start in Phase 4 until it is confirmed that the Phase 4 improvements are acceptable to all federal and state agencies who have granted permit approval for the entire Storrs Center project.
- I. 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, Charles Smith Way and construction of Wilbur Cross Way. The point of contact for this coordinated effort will be the Director of Public Works or his designee. Furthermore, the applicant is responsible for maintaining vehicular access to University Plaza for

the purposes of loading/unloading and handicapped accessibility. Such access shall be coordinated with the owner of University Plaza. 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.

- J. MP-1 Building-Signs. Because the focus of the sign provisions in the design guidelines was for multiple small storefronts, not a large single-occupant building, the applicant's proposed signs exceed the limitation of one sign per type, particularly with the use of the blade signs on the Storrs Road frontage and location of the identity sign on the north façade of the building. Because this situation is not addressed in the design guidelines, PZC approval for these signs is needed prior to issuance of a zoning permit for the signs. Additionally, please be advised that blade signs must be at least 8 feet off of the sidewalk.
- K. MP-2 Building. All designs for commercial storefront areas, including exterior lighting, signage, awnings, outdoor seating and other features to enhance the streetscape that were not included in the application 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 pursuant to the samples provided. Any changes to those colors shall require approval by the Director of Planning and Development.
- M. Hours of Operation. Hours of operation for both buildings shall be pursuant to Section 2.7.1.a of the Design Guidelines.
- N. Vertical Construction. No permits for vertical construction of the MP-1 or MP-2 buildings shall be approved until the architectural plan revisions identified in condition 2.B of the May 3, 2013 memo from the Director of Planning and Development have been submitted and approved.