

Leicester Zoning Board of Appeals Special Permit & Variance Application Form

PERMIT TYPE: Special Permit Variance

Date: 09-01-2022

CONTACT INFORMATION			
Property Owner:			
Name:	Mark Klinger		
Company Name:	651 Main Street, LLC		
Signature:	<i>Mark Klinger</i>	dotloop verified 09/01/22 8:13 AM EDT 3KNZ-3XIC-1KFK-FTXO	
Address:	265 Sunrise Highway, Suite 1368, Rockville Center, New York 11570		
Phone:	646-483-2517	Email:	mark@globalgcny.com
Applicant:			
Name:	Mark Klinger		
Company Name:	MKEP 770 LLC		
Signature:	<i>Mark Klinger</i>	dotloop verified 09/01/22 8:13 AM EDT QT1W-EXWB-HLWD-AKUJ	
Address:	65 Sunrise Highway, Suite 1368 Rockville Center, NY11570		
Phone:	646-483-2517	Email:	mark@globalgcny.com
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:	Michael Malynowski, PE		
Company Name:	Allen & Major Associates, Inc.		
Address:	400 Harvey Road - Manchester, NH		
Phone:	781-640-7650	Email:	mmalynowski@allenmajor.com
PROJECT INFORMATION			
Project Address:	651 Main Street	Zoning District:	B
Assessors Map & Parcel #	21, Lot B5.1		
Deed Reference (Book/Page):			
Size of Proposed Structures:	2,188 square feet	Total Lot Area:	29.78 acres
Water Source:	Leicester Water Supply	Sewer Source:	Cherry Valley Sewer District
Applicable Zoning Bylaw Section(s):	Section 7.1.04.2.a		
Brief Project Description:			
<p>Please include a brief description on this form (i.e. do not write "see attached"). [Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]</p> <p>The Project proposes to construct 46 duplex units consisting of two single-family residential dwellings, each consisting of approximately 2,188 square feet. As part of the proposed development, three interconnected roadways will be constructed to provide access to the individual dwelling units. Although the project will remain private under a home owner association model, the roadways are proposed to be 28-feet wide with a sidewalk to be in harmony with the local subdivision requirements.</p>			

PROJECT INFORMATION, Continued

State Briefly Reasons for Variance or Special Permit:

See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.

As a portion of the site is within the Watershed Overlay District, a separate impervious cover calculation was performed which concluded that this portion of the site will be approximately 29.7% impervious which will require the issuance of a Special Permit from the Zoning Board of Appeals.

It is the intent of the applicant is to subdivide the existing parcel into five separate lots, four (4) of which will be fee-simple lots have direct access to Main Street meeting the current zoning requirements (ANR plans to be prepared separately). The fifth and final lot will encompass the remaining land area and will be developed into a private residential development consisting of 2 family townhomes. The Project proposes to construct 46 duplex units consisting of two single-family residential dwellings, each consisting of approximately 2,188 square feet.

Along with the construction of the proposed roadway, several other utility improvements will be provided as part of the overall development. The project stormwater management system will be addressed through the construction of a closed drainage system which includes catchbasins and drainage manholes to capture the surface runoff. Through the use of hydrodynamic separator treatment devices, the collected stormwater will then be directed to one of several detention systems for peak rate mitigation and stormwater treatment. A comprehensive review of the drainage system and watersheds has been performed and the Grading & Drainage Plan depicts the anticipated drainage system for the project. A full stormwater analysis has been provided as part of the Site Plan submittal.

Refer to attached Narrative Letter for additional supportive documentation.

APPLICATION CHECKLIST:

*Use this checklist to ensure you have provided all required information.
Three (3) copies of all paper submittals are required except where noted.*

<input checked="" type="checkbox"/> Application Form	<input checked="" type="checkbox"/> Any supplemental information where applicable (letters, detailed project information, etc.)	<input checked="" type="checkbox"/> Plans (1-full-size & 2 11"x17")
<input checked="" type="checkbox"/> Certified Abutters List (1 copy)	<input checked="" type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester	<input checked="" type="checkbox"/> .pdf copy of <u>all</u> submitted documents (CD or USB Drive)

Submit the full application to the Town Clerk's Office