

Project Narrative

Ridge Road Equities Subdivision

The current application is for sketch plan approval of a proposed residential subdivision. The site is located at the intersection of Ridge Road and Kings Highway (aka County Route 13) and is within the SR-1 Zoning District with a portion of the site being in the Ridge Protection Overlay District. The subdivision, as proposed, includes eighteen (18) single family lots to be serviced by individual wells and septic. Three (3) of the proposed lots will have direct access onto Ridge Road and the remaining lots will have direct access via a proposed road.

It is anticipated that the peak hour traffic generation would be approximately eleven (11) cars per hour. The hourly trip generation rate is based on data published by the Institute of Transportation Engineers (ITE) as contained in the Trip Generation Handbook.

Based on current NYSDOH standards, assuming four (4) bedroom homes, water demand will be approximately 7,920 gpd or 5.5 gpm. Domestic sewer generated from the dwellings will be treated in sanitary disposal systems designed in accordance with applicable state standards. It is estimated that 7,920 gpm of domestic sewage will be generated daily.

June 22, 2016