

Project Narrative

Ridge Road Equities Subdivision

The current submission is for sketch plan approval of the revised 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 ten (10) single family lots to be serviced by individual wells and septic. Nine (9) of the proposed lots will have direct access onto Ridge Road and the remaining lot will have direct access via Kings Highway.

It is anticipated that the peak hour traffic generation would be approximately six (6) 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 for the Project will be approximately 4,400 gpd or 3 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 4,400 gpm of domestic sewage will be generated daily.

June 16, 2016
Revised April 18, 2018