

Special Use Permit conditions - Bellevue

5. The Special Conditions applying to this Special Use Permit are:
 - a. Revised master plans dated May 5, 2009 from Belk Architecture and exhibits from the May 2, 2007 Historic District Commission meeting constitute the plans upon which this approval is based
 - b. Final water, sewer, and stormwater plans for the site shall be approved by the Town Engineer prior to the issuance of any zoning permit(s) for the site.
 - c. All other required permits and reviews will be secured by the applicant before construction begins, including but not limited to: fire, solid waste, soil and erosion control, zoning, and building code.
 - d. Compliance with the conditions of approval from the Historic District Commission on the Certificate of Appropriateness for the Nash Street parking area.
 - e. The applicant shall provide two public pedestrian easements across the site. One will run within the north-south sewer easement as shown on the May 5, 2009 plans and connect King Street to Eno Street. The second will approximate the existing footpath from Bellevue near Benton to the north south sewer easement path and continue east to connect with Knight/Holt Street. The applicant shall seek and obtain the Town's approval of the location and form of the easement(s) prior to recording the easement(s) in the Orange County Register of Deeds' office. The applicant shall improve and maintain both paths. The applicant will investigate the construction of a pedestrian bridge to connect the two easements and cooperate with other efforts to construct the bridge in the future if they are unable to construct the bridge.
 - f. The driveway on Eno Street will be located to comply with stream buffer requirements applicable to the site.
 - g. The site will comply with Phase 2 stormwater regulations as applicable to the site.
 - h. The applicant shall investigate installing flexible barriers and operational changes at the loading docks to adequately separate residential and industrial traffic, and shall report to Town Staff on the status of such investigation. The applicant shall install such barriers and/or make such operational changes as are warranted based on the investigation provided such steps are reasonably practicable and are approved by Town Staff. The industrial operator will continue the use of staff assistance for delivery vehicles using the northern dock.
6. This amendment creates a vested right pursuant to Section 23 of the Zoning Ordinance from the date of Town Board action.
7. This amended permit shall expire 24 months from the date of approval, consistent with Section 4.51 of the Zoning Ordinance