

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

Present: Chairman Thomas LaPerch; Vice Chairman David Rush; Boardmembers Eric Cyprus; Jim King; Lynne Eckardt and George Pangis; Town Attorney Willis Stephens; Town Planner Ashley Ley; Secretary Victoria Desidero; Absent & Excused: Boardmember Mike Hecht

**Pledge of Allegiance
Introduction**

PUBLIC HEARINGS:

- 1. NEW YORK AMERICAN WATER TRANSMISSION LINE, 36 Mt. Ebo Road North, Tax Map ID 46.3-5-12** – This was a continued Public Hearing to Review an Application for a Wetland Permit. Chairman LaPerch said without further ado, we're going to start with the first Public Hearing, which will be New York American Water Transmission Line located at 36 Mt. Ebo Road. Do we have somebody here? Secretary Victoria Desidero said no. Chairman LaPerch said something that was inaudible. Ms. Desidero said you need to make a motion. The motion to Adjourn the Public Hearing to July 26, 2021 was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.
- 2. PROVETTO BROTHERS FARM, 679 Milltown Road, Tax Map ID 47.-3-27** – This was a Public Hearing to review an Application for a Special Permit. Chairman LaPerch said OK, we have number two, Provetto... Provetto Brothers Farm located at 679 Milltown Road and do we have the applicant with us tonight? Attorney Michael Caruso said good evening everybody. Chairman LaPerch said good evening, please state your name for the record, this is a Public Hearing so we need to get everything memorialized. Mr. Caruso said sure. Chairman LaPerch asked do you have a map? Mr. Caruso said sorry. Chairman LaPerch asked do you have any maps? Mr. Caruso said no, I didn't bring any visuals, I just got them to the Board Secretary this morning so I apologize for that. Chairman LaPerch said yeah, you really should be because this is a Public Hearing. Mr. Caruso said yeah, no, the visuals help. Chairman LaPerch said it's a big deal. Mr. Caruso said yeah, I understand that but we went through the visuals at our last hearing... at our last meeting. Chairman LaPerch said that was Zoom, we needed... we needed something here, let's see what we can do here. Mr. Caruso said sure. Chairman LaPerch said you should have had them. Mr. Caruso said sure, all right, well, good evening everybody, Michael Caruso, 3871 Danbury Road, Brewster, NY. The applicant is standing to my left, Christian Provetto. The Town has an application for a Special Use Permit before it for Provetto Brothers Farm, he said, and as the Board is familiar, on our last Zoom session as the Chairman pointed out, this is an R-60 Zoning District. My client has been maintaining a farming operation on it and we're seeking to legalize that as a Special Use Permit tonight, he said. Mr. Caruso said the gentleman standing to my left obviously is the owner of the property with his wife. As the Board knows, we're not seeking a really expansion of a use, we're seeking a continued use of the property but for, if you will, a neighbor to the south and some visual screening, we think that this is a use that is consistent with the neighborhood, he said. He said there's a pretty large-scale farm across the street, you know, this is not an economy of scale matter. To the gentleman standing to my left this is the end-all-be-all, he said. This is not intended to be a highly visible commercial operation, it's barely visible from the road, he said, there is no traffic coming to this site, there's no deliveries. The... the operation is completely remote, if you will, on a delivery basis, he said. Mr. Caruso said beside the issue of vegetative screening to insulate the view shed from the south and the adjoining property owner, there's really very... it's... it's hard to notice the hoop house, the temporary greenhouse in the back of the property, so, we're coming before you, you know, with a comprehensive plan why, so to speak, that, you know, these small farm operations, the kind of proliferation recently of small farming and CSAs (Community Supported Agricultures) are something that my client (inaudible) and hopefully the Board supports as something being good for

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

the Town within the scope of the Comprehensive Plan. So, again, if you were driving by, you would otherwise not notice the operation, but my client is here to... to legalize what he's been doing and he does a good job of it, he said. He's got loyal and happy customers and he's just trying to do the best job he can with this property with the Board's help, he concluded. Chairman LaPerch said OK, thank you for the presentation. The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. Chairman LaPerch asked did you get our consultant's comments? Mr. Caruso said yes. Chairman LaPerch said because there's a couple of items that you haven't addressed yet that are kind of very germane to the, you know, your argument here in terms of you... you don't qualify on the acreage. Mr. Caruso said yeah, the minimum is five (acres) on the accessory, we're... we're obviously going to need an Area Variance for that, I'm sorry, three and a half (acres) here in the AKRF's memo. Town Planner Ashley Ley said that's... that's if it's a commercial greenhouse, so the hoop houses are not actually allowed under the Zoning Code, they're a prohibited Use unless you're a farm in an Agricultural District. If you were going to go for a commercial greenhouse, which would be a steel and glass structure, then it's a minimum acreage of 3.5, she said, if it's a farm, it's a minimum acreage of five acres. Mr. Caruso said well, so, obviously we need relief from... from the Zoning Board of Appeals for an Area Variance on that. Chairman LaPerch asked is that it? That is the course of action? Ms. Ley said yes. Mr. Caruso said we need a referral obviously... Ms. Ley said we need... what we need you to do is address the memo so it's clear exactly what you're pursuing, are you going to go the greenhouse route or are you going to go the farm route? Mr. Caruso said well, I think the farm route was always the direction we intended to pursue and I don't believe that the definition of the commercial greenhouse truly fit the operation and I tried to point that out to the Code Enforcement Officer that a temporary greenhouse structure versus a structure as set down in Chapter 54 of the Code and parallels in Chapter 138 are kind of hard to connect the dots, there's really a definition shortage there, so it does lend itself to a little bit of interpretive fluidity, if you will, but I think the farm route is more appropriate for this... for this application. Ms. Ley said so it would be helpful for the Board if you summarize your direct approach to how you want to address this application, and exactly what variances you would be likely seeking. Mr. Caruso said yeah, I think that under the circumstances, if the Town's amenable to the Special Use Permit, we'd be seeking an Area Variance for a lot, you know, the lot size obviously of three and a half because it's just under two acres or so (inaudible.) Christian Provetto said 1.3 (acres.) Mr. Caruso said so, we'd obviously need, you know, that variance at minimum and the structure is close to the rear yard setback so we'd likely need an Area Variance for that as well, the structure I'm talking about is the temporary greenhouse. Mr. Provetto said I think it actually qualifies as (inaudible) if I remember correctly... 75 ft.... something like that. Chairman LaPerch said listen, Mr. Caruso, I got news for you, I don't think you're ready. All right, you don't have visuals, you're not sure which direction you're going based on the non-response on the comments to our... I'm going to continue this Public Hearing but I personally don't think you're ready. Mr. Caruso said OK, we're happy to come back on it, that's no problem, and I apologize. Chairman LaPerch said we received letters today... we received letters in support and against this, obviously. Today... I tell you we've received two letters today. Ms. Desidero said I sent those to you. Mr. Caruso said yes. Ms. Desidero said I sent those to the applicant. Chairman LaPerch said unless you pick a lane here... we're a little confused. Mr. Caruso said OK, if the Board will allow us to continue the Public Hearing, we'll... we'll firm that up. Chairman LaPerch said I think you need to. Mr. Caruso said OK, well, we appreciate that. Chairman LaPerch said well, well, let me do this, do you a favor, let's get some comments so you have some other comments from the Board before we... we, you know, tell you to come back. Mr. Caruso said sir, thank you. Chairman LaPerch polled the Board for questions. Boardmember Pangis said yes, thank you, Mr. Chairman, thank you, Mr. Caruso. I think one of the things that I noticed in reviewing the commentary we got from the public, he said, was the many people who were in favor of this were either not from Brewster or certainly not from the neighborhood. He said the people who were particularly opposed to this live

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

on Milltown Road where... where the applicant is, which is obviously a concern because it makes us wonder, you know, those in that neighborhood would be most affected by, you know, granting what you're requesting. Mr. Caruso said sure. Boardmember Pangis said one of the things I think when you were last before us on the Zoom call... I believe Ms. Eckardt was the one who requested it... was some sort of visualization to give us some perspective on your property, and I know you gave us a survey... looks like a survey... this morning of the property which gives a little bit of a better layout. I'd like something, he continued, whether it's a Google Earth map, something with, you know, panoramic views. Since you're coming back anyway, I think we need to see what this property is in relation to all the properties around it, he said. Mr. Caruso said absolutely. Boardmember Pangis said especially having heard some not... some... some difficult feedback from the neighbors, let's see who the neighbors are and... Mr. Caruso said you're very diplomatic. Boardmember Pangis said exactly.... I... I don't have any questions at this time but that's I think... that's a concern and something that I would like to see. Mr. Caruso said thank you, I appreciate that. Boardmember Eckardt said thanks, George, thanks, Tom. To be clear, I want the public to understand that you can certainly farm there and... and that... that is not what's in question at all, it's just a matter of... of the 1.3 acres and... and if it does fall into the Agricultural District, she said, that allows you to do things that other people can't do. Boardmember Eckardt said I looked it up because I was... to see if this... this would set a precedent if we do allow it in and we'll be very willing to wait until your next... until the next meeting to see everything more clearly, but it would... it would allow if the three.... 1.3 acres... would allow almost 200 other properties... that would put them up for consideration in the Agricultural District. Of course, they have to meet other criteria, she said, but that's 198 other properties, so you can see the concern that we have. She said I think that this Board is very much in favor of farming, which you can still do there, I think we're very concerned... at least I'll speak just for myself... I'm very concerned about being in a residential neighborhood under the four acres and going into an Agricultural District. Boardmember Eckardt said so, those are my comments for now... yes, I would like to see the same thing that George is asking. Boardmember King said yeah, I echo both George and Lynne's comments about... I thought we were going to see some visuals today. He said I'm concerned about the 1.3 acres, and the hoop house... houses, so... Boardmember Cyprus said really nothing I could add to... I agree with the three former comments. Boardmember Rush said yeah, no... no further... Mr. Provetto, we're here for you but we're also here for all of your neighbors. Mr. Provetto said I understand. Boardmember Rush said it's that... it's one of those things that we have to take seriously on both sides, you know. Mr. Provetto said I understand the situation fully. Boardmember Rush said yeah, as much admiration I have for you as a farmer and I do, you know, you want to do the right thing. Mr. Provetto said I appreciate that... we agree. Chairman LaPerch said quick question I have, Mr. Caruso, one of the neighbors mentioned in the letter, which you probably got a copy of this morning, that you had a previous application in the Agricultural District with the Putnam County legislature that was denied? Mr. Provetto said yes. Chairman LaPerch said what was the reason for the denial please? Mr. Provetto said a violation turned up on the hoop house and the shed on the day of the vote, and it was denied because the By-Laws for the Agricultural District say that if there's a violation on the property that it can be denied and that's the reason it was denied. Chairman LaPerch said OK, thank you for that information. Mr. Provetto said (inaudible) legislature. Chairman LaPerch said OK, thank you for that. Boardmember Eckardt asked the Chairman: can I add one other thing? Chairman LaPerch said sure. Boardmember Eckardt said one of the letters had mentioned that it's in the Historic District, which is Milltown Road, which is true, but I would advise you to... I... I think you might be exempt unless something shows... unless it's visible from the road, but I'm not 100% sure on that, so that is something you really want to look into as far as historic sites go because I'd like you to be prepared for those questions and I'd like the answers to them (inaudible.) Ms. Ley said something that was inaudible. Chairman LaPerch said excuse me, Ashley's got a comment. Ms. Ley said if it's within 50 ft. of the road, it would need a Certificate of Approval. Boardmember Eckardt

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

said OK, so you're OK... yeah, so anything you might be putting within 50 ft. of the road, please be advised that you will need that (inaudible) historic sites. Chairman LaPerch said all right, at this point, once again we'll take more public comments... Mr. Caruso said thank you for your comments. Chairman LaPerch said so when you do come back, you'll be ready, I'm going to open it up to the public now and invite public comment. He said please stand up, state your name for the record, please, and we'll get you on, so at this point I'll open it up to the public... any public comment at this point? (Pause.) Chairman LaPerch said no public comment at this point. I'd like to make a motion to... well, Mr. Caruso, it's your call, I'd like to move this to the 26th, is that right, Victoria? Ms. Desidero said well, I think we should ask Mr. Caruso if he... if he feels he can be ready by the 26th, otherwise, I can give you the date of the first meeting in August. Chairman LaPerch said oh, yeah, sure. Mr. Caruso said we can be ready on the 26th, let me just verify that's available.... I don't want to shoot myself in the foot here. Chairman LaPerch said OK, sure. Mr. Caruso said the 26th should be fine. Chairman LaPerch said works? The motion to Continue the Public Hearing to July 26, 2021 was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor. Mr. Caruso said thank you and have a good night. Chairman LaPerch said thank you.

3. **SOUTHEAST ANIMAL HOSPITAL, 1535 Route 22, Tax Map ID 46.-1-2** - This was a Public Hearing to review an Application for a Conditional Use Permit. Chairman LaPerch said here we go, number three, Southeast Animal Hospital located at 1535 Route 22. Hello, Doc, welcome. Doctor Justin Nowowiejski said thank you for having me. Chairman LaPerch said OK, Doc, once again this is a Public Hearing, you address the Board but hopefully it's the public that wants to hear what you're doing here. OK, we would have liked some visuals so the public can understand where the property is, he said, you've got to describe where the property is and what you're doing. I know where it is but the public if they have questions, don't know where it is most likely, OK, he asked? So, he continued, you should have brought some visuals just to help yourself out with your presentation... OK, he said, but we'll help you. Dr. Nowowiejski said OK. Chairman LaPerch said OK, tell us about what you're looking to do. Ms. Desidero said can you just state your name for the record so it's on the tape for me? Dr. Nowowiejski said 'Justin Nowowiejski'. Chairman LaPerch said welcome. Ms. Desidero said thank you. Chairman LaPerch said so, Justin, your property that you're looking to put the vet clinic on is located right next to the ACME plaza, correct... in the back there? Dr. Nowowiejski said correct. Chairman LaPerch said right behind the Brewster Florist? Dr. Nowowiejski said correct. Chairman LaPerch said and you're looking to do what there? Explain it to the public, he said. Dr. Nowowiejski said I'm looking to purchase the property for... to develop a full... an animal hospital there. Chairman LaPerch asked 24/7? Dr. Nowowiejski said no. Chairman LaPerch said OK, it's just going to be daytime, any overnight stays? Dr. Nowowiejski said overnight stays for hospitalized patients only, those that need medications at night, stuff like that. Chairman LaPerch said OK, so this is where a visual would have been helpful because the issue of the neighbors... Dr. Nowowiejski said gotcha. Chairman LaPerch said OK, so that's... I'm just kind of telling you what some of the issues would have been. OK, so how many employees do you have, he asked? Dr. Nowowiejski said probably start out with only five including myself. Chairman LaPerch said OK, OK, and you have that one long driveway in, correct? Dr. Nowowiejski said yes. Chairman LaPerch said and this was a house that we approved, Ashley (Ley), a couple of years ago, they renovated it, some kind of marketing firm went in there? Ms. Ley said yeah, it was an office use. Ms. Desidero said ACU LED. Chairman LaPerch said and this is the right zoning? Ms. Ley said well, they need a Special Permit. Chairman LaPerch said Special Permit, OK? Ms. Desidero and Ms. Ley both said Conditional Use Permit. Chairman LaPerch said OK, you understand that? Dr. Nowowiejski said yes. Chairman LaPerch said OK, thank you. He polled the Board for questions. Boardmember Pangis said yes, what sort of animals are you treating at the hospital? Dr. Nowowiejski said it's probably going to be dogs, cats, small mammals, ferrets, rabbits, some reptiles, fish, that's basically it. Boardmember Pangis said so they... presumably nothing like a horse

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

that would need a trailer to get in and out on Route 22? Dr. Nowowiejski said no horse, I don't do horses. (Laughter.) Boardmember Pangis said that was my concern, I have no further questions. Boardmember Eckardt said we didn't receive any letters pro or con on this? Chairman LaPerch said we have not. Boardmember Eckardt said I'm a little uncomfortable with no visuals for the public, but because of the last applicant, but I... I don't have any specific questions on this because I'm pretty familiar with the building. Chairman LaPerch said right. Boardmember Eckardt said since it was in our recent past. Chairman LaPerch said you're right, it has been. Boardmember King asked what would the normal hours of operation be for an animal hospital? Monday through Saturday... Monday through Friday it would probably be from eight or nine o'clock in the morning to maybe six or seven o'clock at night, Dr. Nowowiejski said, Saturdays is probably going to be somewhere between eight and two. Boardmember King said but it's not an emergency room for any of those? Dr. Nowowiejski said not an emergency room, I will see some clients after... like on Sundays during the day if they call me on emergency, but it's all regular times. Chairman LaPerch said thank you, Boardmember Cyprus said Ashley, you had a note about outside dog runs, did we confirm that? He said there's... there's... Ms. Ley said no outside dog runs? Dr. Nowowiejski said no outside dog runs. Boardmember Cyprus said OK, I have nothing else. Boardmember Rush asked what's the total size or footage of the facility? Dr. Nowowiejski said I think it's... Boardmember Rush said (inaudible) actual size? Unknown person said I'm sorry, I couldn't hear. Boardmember Rush said the size? Dr. Nowowiejski said it's about 2,800 sq. ft., two floors. Boardmember Rush said 2,800... two floors, and what would be on the other floor? Do you have plans for that or is it going to be offices, he asked? Dr. Nowowiejski said probably going to be offices for now, yeah. Boardmember Rush said OK. All right, in your procedure room, are you going to have, like, gas and, like, oxygen generation and things like that in there? Dr. Nowowiejski said correct, so, the front half of the house is going to be for exam rooms, the back half is going to be split up between dental, surgery, and the treatment area. Boardmember Rush said OK. Dr. Nowowiejski said in the middle, there's going to be a pharmacy between the right two exam rooms and the treatment area. Boardmember Rush said OK, so you probably have plans for a generator as well? Dr. Nowowiejski said there is a generator there already. Boardmember Rush said there is a generator there, OK, that's good for you. Dr. Nowowiejski said yeah. Boardmember Rush said OK, and I know this is a re-use of that existing building so I would make sure that when you're putting your plan together, you're going to have to have it ADA (Americans with Disabilities Act) accessible and all of those things for everybody. Dr. Nowowiejski said it is ADA accessible for the first-floor room and the front door, if I'm not mistaken. Boardmember Rush said the front door, OK, just... just a word of caution, that's all. Dr. Nowowiejski said thank you. Boardmember Rush said but I'm familiar with animal hospitals, so good luck with that. Dr. Nowowiejski said thank you. Chairman LaPerch said here you go. OK, well, listen, I'm going to make a motion to open tonight's Public Hearing. The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed all in favor. Chairman LaPerch said we have it open. All right, at this time, I'm going to open it up to the public. Once again, if you have a question or comment regarding this application, please stand up, state your name for the record. (Pause.) Chairman LaPerch said one, two three... nope. (Laughter.) The motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. Chairman LaPerch said second action, we need a third action. I'd like to make a motion to grant Site Plan and Conditional Use Permit approval for this animal hospital located at 1535 Route 22. I will make that motion; do I have a second? Boardmember Rush said I have a question before you do that. Are you making any physical changes to the outside... are we looking at that? Dr. Nowowiejski said absolutely nothing to the outside, everything will be inside. Boardmember Rush said the sign... Chairman LaPerch said it's all interior. Ms. Ley said you just have to come back for the sign. Boardmember Rush said all right, I was just going to say... Chairman LaPerch said the sign is a separate application. Boardmember Rush said sorry about that. Chairman LaPerch said no, it's a good question. Any other questions?

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

The motion to approve the Site Plan and Conditional Use Permit was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 6 to 0 with 1 absent. Chairman LaPerch said you got your approval. Dr. Nowowiejski said thank you so much. Chairman LaPerch said good luck. Dr. Nowowiejski said have a good night.

REGULAR SESSION:

1. **COMMERCIAL CAMPUS AT FIELDS CORNER, 51 Pugsley Road** – This was a Review of a Request for Extension of Conditional Plat Approval. Attorney Dan Richmond and Kevin Masciovecchio of JMC Engineering appeared before the Board. Chairman LaPerch said they are here tonight to get an extension for final conditional subdivision approval and welcome back. He said the big question is there any changes since the last time we saw you? Mr. Richmond said no, we still have been fielding technical comments from all of the agencies. Mr. Masciovecchio said some surface changes to the utility design and some other things (inaudible) other agencies. Chairman LaPerch said no physical changes; I would like you to give the Board an update as this is the biggest project we've worked on in the last five years and Ashley (Ley) and I have been involved with what's gone on at the DOT (Department of Transportation), DEP (Department of Environmental Protection) but where are you with the conditions that were imposed on you, etc.? Mr. Richmond gave an overview saying that is part of the reason we are applying for this extension that goes through August 20 and I think we will need another month after that as we recently got a series of technical comments from the different agencies including Putnam County Department of Health on June 23... gave us minor technical comments on the sewer treatment plant and the State DOH (Department of Health) is handling the water distribution approval. He said we anticipate responding to those comments in July. The New York City Department of Environmental Protection provided comments on June 29 which we anticipate responding to in about two weeks, he said, and that is in connection with the SWPPP for the project. Mr. Richmond said we anticipate responding to the DEP this week and, as you know, we are in the NYS DOT for approval of construction drawings of the Stage 2 and we have been going through a variety of conversations with them and they are updating a retaining wall at their request and we hope to have that approval by the end of August. Chairman LaPerch said OK, so you still have some work to do. Mr. Richmond said the Department of Environmental Conservation... we got comments from them last week on the freshwater wetlands permit and also on our SPDES groundwater discharge for the sanitary sewage plant, which we anticipate being able to respond this week or next week. Army CORP already issued its nationwide permit, he said, and in addition to that I think I provided Mr. Stephens (Town Attorney) all the easements required for the project so I think we are getting there. Chairman LaPerch polled the Board for questions and there were none. Chairman LaPerch said the only other thing is you cannot cut any trees until November 1st, correct? Mr. Richmond said yes because of the bats... yes, we are aware. The motion to Grant a 90-Day Extension was introduced by Chairman LaPerch, seconded by Boardmember King and passed by a roll call vote of 6 to 0 with 1 absent.

2. **FWL GROUP, LLC, 200 & 280 Fields Lane, Tax Map IDs 78.-2-1 & 2** – This was a Review of an Application for Final Approval of Site Plan, Conditional Use Permit and Wetland Permit and Consideration of a Performance Bond Recommendation to the Town Board. Jamie LoGiudice of Insite Engineering appeared before the Board. Ms. LoGiudice said we were last before the Board in September of 2018 when we received the ARB (Architectural Review Board) and Town Board approvals in February and March; we received the outside agency approvals the DEP and PCDOH (Putnam County Department of Health) (inaudible). She explained in some detail the time it took to work out some of the issues with these agencies. Ms. LoGiudice went on to explain the changes made to address the Town Wetland Inspector comments and requested that the final comments be

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

conditions of approval and requested the bond be set as well. Chairman LaPerch said once again, for our new member, can you describe where it is. Ms. LoGiudice said absolutely and gave an overview of the project using the plans. Chairman LaPerch asked about the total square footage and whether it is a “spec” building. She said it is a “spec” building but we do have some visuals which she showed the Board. Boardmember Rush said this is final approval but we were not on the ARB then and now we are and I realize... I am not trying to turn the clock back but what are we commenting on... or can we comment; we can't, right? Ms. Desidero said they have full approval... He said I understand that but... Chairman LaPerch said well, you can add your comments and by the time I get to you you will have great comments, I am sure. He polled the Board for questions. Boardmember Eckardt said I will say that if anyone does have suggestions you don't have to take them but I think David (Rush) might have something good. Ms. Desidero said this is the first time this has happened where an application was fully approved by the ARB and the Town Board and then came in for final... Ms. Ley said it isn't the first time; we did this for Drew Realty... Ms. LoGiudice said right, we had the same thing for Drew... Ms. Desidero said OK but it is... Chairman LaPerch said if he (David Rush) has any comments you can just tweak it, right? The Board discussed how this should work. Ms. LoGiudice said keep in mind it is a spec building; there is no tenant proposed at this moment. Boardmember Rush said I assume that this will be a properly ADA... I see a ramp out there. Chairman LaPerch said Jamie, can you do me a favor? She said yes. He said can you send David the renderings and would you do us a favor and... (Multiple people talking.) He said if he has a couple of comments, can you take them into consideration? Ms. Ley said when you have a user for the building, are you anticipating that they may have some modifications? Ms. LoGiudice said there is that potential. Ms. Ley said it is already in the resolution that if you are making any changes to the building, you would have to come back so there would be an option... Chairman LaPerch told Boardmember Rush if you have any time or interest in throwing your two cents in there, that's fine but you are not on the hook as this has already been approved... Boardmember Rush said it would only be to help. The motion to Grant Site Plan, Wetland Permit and Conditional Use Permit Approval was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 6 to 0 with 1 absent. The motion to Recommend a Performance Bond as submitted by our Town Engineer to the Town Board was introduced by Chairman LaPerch, seconded by Boardmember Pangis and passed all in favor.

3. **DREW REALTY / SITE ONE, 160 and 170 Fields Lane, Tax Map IDs 78.-2-5 & 4** – This was a Review of an Application for a Site Plan and Wetland Permit Amendment. Jamie LoGiudice of Insite Engineering appeared before the Board. Chairman LaPerch said Ashley (Ley) can you kind of explain to the Board members why they are here again. Ms. Ley said they got approval back in February; they started construction and the clearing, for starters, was a little bit more than what was anticipated during the site plan approval process and when the Board was originally looking at the plans they had a manufactured slope that would go up to where the propane tanks are. At the very end of the process it was changed to a retaining wall that ended up being too tall for the Zoning Code, she said, so they had to come back for amended site plan approval and get an area variance potentially to fix the retaining wall. Ms. Ley said the retaining wall is now stepped so they can avoid the need for the variance but they still need amended site plan approval to look at where we can add some additional landscape screening to address the greater visibility of that area and to look at this new wall. Chairman LaPerch said Jamie (LoGiudice) please walk us through what we missed the first time through. Ms. LoGiudice said we all missed that... He said it happens; I agree and let's see what we do to correct it. She gave an overview of the retaining wall which is now tiered and showed the site walls that were around SiteOne and talked about the sight line at the access drive and how they are addressing issues with that. Chairman LaPerch said basically we had a site walk out there a couple of months back and, obviously, some of the things we were reviewing we missed

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

and our engineers missed, no big deal, and we had an opportunity, with the help of the applicant, to look at these and we have done a better job of addressing some of the things we missed the first time. Ms. LoGiudice said absolutely so all the walls are under 10 ft. and they have the right separation distance as per the Code. She showed the walls on the plans and explained them in detail. Ms. LoGiudice pointed out the trees to be along the top of the wall and how they have been shifted to provide the best screening. Chairman LaPerch said once again we went out to the site and we all thought there was a tree buffer for 684 and when they cleared everything, we saw that there wasn't a buffer; so, this is an attempt to fix that problem that we didn't pick up on. Ms. LoGiudice said absolutely and that was a slight misinterpretation of the aerials that were provided to the Board and she explained what they looked like versus what was actually there. Chairman LaPerch said we are here to try and figure things out; the other question was about the wall that we thought we had an agreement on site but now there seems to be a change of plans. Ms. LoGiudice said yes, there is a slight change of plans: we had discussed a Redi-Rock wall for that type of wall along 684. Due to materials not being readily available and an extreme excess of boulders on site, she said, we are proposing a boulder-type wall for all (inaudible). Chairman LaPerch polled the Board for questions. Boardmember Eckardt said there is no chance of getting the Redi-Rock wall... I just think that was approved... to be clear to everyone... in the original plan, is that correct? Ms. LoGiudice said so, I looked back at the old plans that were before the Board and that area was actually bolder rock. The Redi-Rock was proposed around the water tanks (inaudible); there was a section around the water tanks that was to be Redi-Rock. Boardmember Eckardt said so the wall was always going to be boulder? She said it was. Boardmember said is it possible to do boulders first and then wait for Redi-Rock to come in or do we think that is a bad idea and why? Ms. LoGiudice said probably a bad idea... I mean once you get all that material and (inaudible) the structural engineering, (inaudible) right now... but there are (inaudible) and loading and being that we are so close to the property line (inaudible). Boardmember Eckardt said so I think with this what is really important is to have an updated landscaping plan with the appropriate (inaudible) and trees, please. Also, I know we talked about this, she said, but I want to make it clear to the rest of the Board that... and I think you agree completely... we talked about this on site that the six-foot White Spruce is going to be actually a mix where six would be the smallest, I assume, and then we can get some taller Spruce in there? Ms. LoGiudice said so we are going to vary with six-feet on average. She said so give me some numbers on trees. Ms. LoGiudice said we have 39 trees; we do want to maintain enough cover so that we screen the trucks and propane tanks appropriately so we have to look at visuals of where both are located and up to eight (feet) was good, that was the highest number we had discussed, and then fours (inaudible). Boardmember Eckardt said I think that might be... and I think our engineer agreed with this that that might be better having more eights and some sixes but not so much fours but... and I do know that you will do them on site which makes sense because you get a much better idea of where they would go but, just so the rest of the Board knows, I am not completely sold on... I mean I think we should look at some 10-ft. ones too but that's just me. She said also on the plans when it is drawn if you could have all of 684... more of 684 showing? They discussed what she was asking for in detail. Boardmember Cyprus said I was going to ask... oh go ahead. Boardmember Rush said Eric (Cyprus) would like to reiterate what Ashley (Ley) put in her memo that we do get some visuals; you know a Photoshop could help out. He explained the types of visuals he thought would be helpful to the Board. Boardmember Cyprus said I know you mentioned the driveway in the front; anything going to change there that we are going to want a visual... Ms. LoGiudice said no, I think it is really just the pavement itself just got a little wider to the east and just a little bit of striping; all the landscaping that was formerly on that side was shifted over a little bit and that was just (inaudible). Chairman LaPerch said that was a major pick up; that sight line was horrible before. The motion to Classify this as a Type II Action under SEQRA and Town of Southeast Minor Project was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

vote of 6 to 0 with 1 absent. Chairman LaPerch said I am of the opinion that we do not need a Public Hearing on this; it's out in the middle of nowhere and nobody can see it so unless I hear any further comments... The motion to Waive the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember King and passed 5 to 1 to 1 with Boardmember Eckardt voting no. The motion to Refer the Application to Putnam County Planning under GML 239-m was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed all in favor.

- 4. STATELINE RETAIL / SUBARU, 3685, 3711 & 3751 Danbury Road, Tax Map IDs 68.-2-48.1, 48.2 & 48.3** – This was a Review of an Application for Site Plan, Wetland Permit, Subdivision and Special Permit. Jamie LoGiudice and Jeff Contelmo of Insite Engineering and Developer Paul Camarda appeared before the Board. Chairman LaPerch said I am recusing myself; a member of my team is involved in the transaction so Mr. Rush will be taking this application to the finish line. Ms. LoGiudice introduced Mr. Contelmo and Mr. Camarda and presented the project to the Board, giving the location on Route 6 and the history of the Stateline approvals. She explained the topography of the property and the various lots as currently subdivided and the proposal to create five lots from the existing three showing where all the new lot lines will be and identifying the uses on each lot including Lot 5 for Brewster Subaru. Ms. LoGiudice provided all of the dimensions of building areas from each revision to the original approval and then used the plans to show the changes proposed to accommodate the Motor Vehicle Dealership and gave all of the dimensions of the proposed building and lot. She said they will store approximately 250 to 300 cars on the ground lot; access will be across the watercourse which will have pervious pavers; there will be lighting, landscaping and wetland mitigation plans provided; the subsurface sewage treatment system and a well; and stormwater management. Ms. LoGiudice said the dealership is proposing roughly 75 employees and typical hours are Monday through Friday from 7 am to 7 pm and Saturday from 8 am to 6 pm. She said they are anticipating roughly one car carrier a day; one-part delivery a day and two to four general deliveries per day. We are requesting area variances for the landscape buffers, she said, and tonight we are here for initial comments, to go over everything I have described with the Board. Mr. Contelmo explained they are here for Lot 5 and detailed the utilities based on the way the lots are arranged. He talked about each lot in terms of septic and well details and stormwater management and which stand alone and which rely on easements between lots. He said Lots 1, 3 and 4 are placeholders for now; Lot 2 is Restaurant Depot which is under construction; and Lot 5 will be Subaru. He introduced Mr. Camarda to talk about the architecture. Mr. Camarda said I just will bring out a couple of things we thought about on the site when we put it together and he spoke about: where the cars will be parked for display purposes; the natural screening the area provides; outdoor seating area for customers and one for employees; landscaping they are proposing; the pervious pavers as needed; the access that is right in and right only and the entrance from Route 6/Danbury Road which will have turning lanes and possibly a traffic light depending on the DOT. He talked about a comment Ms. Ley made about the gravel parking lot and how they sometimes “grow,” but he said they are going to put some clear markings where the parking lot is and maybe some chains or something to show where it ends. He then presented the architecture of the building using renderings saying the dealership wants to maintain their brand so you only get so much. He talked about the textures on the building, the roof lines, what he called “nice touches”; the covered area for picking up new cars; the dimensions of the building and more information about the interior layout of the building. Mr. Camarda said there will be 75 employees and I have to tell you that was a conservative number; they feel it will be over 90. He said Jamie (LoGiudice) talked about deliveries... one tractor trailer a day... obviously we think six a week. He talked about the screening of the air conditioners on the roof; the signage; the block along the base of the building; how the textures break up the block building; the back being clean and simple; the access drives; the display areas; and color palette and building materials. Acting Chairman Rush said before we turn it over to

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

the Board, I just want to capture the moment if I could. He said because Mr. LaPerch recused himself only Ashley (Ley) and I were here for the whole Stateline development and my fellow Board members, we went through quite a process if you recall to create something that we wish we could have built because it was beautiful and we put a lot of hard work into it. He said as we review... Mr. Camarda said are you alluding to... Acting Chairman Rush said I am alluding to the fact that now we are getting a second sort of rate project where we are cutting up the property because of economic reasons... I get it... and we've now just got sort of a potentially like a strip mall where you just have buildings. There is no cohesiveness, he said, which is something that we all really applauded you on before because we had this really interesting development. He said I just wanted to say that because my fellow Board members were not here as a part of that. He talked about the individual lots being developed according to what each brand wants. Acting Chairman Rush said I see they are working on the mass and we get it; I think there are different Subaru styles and I would love to see something as a visual on the site with that building on the site because the site does go up. He talked about how that would help the Board and said he is most concerned about the gravel parking for vehicle overflow. He asked if they got (Wetland Inspector) Steve Coleman's comments and Ms. LoGiudice said yes. He said I don't know how all of that is going to look and would just like to see that. He polled the Board for questions. Boardmember Pangis said is the intention of this to be for both sales and service? Mr. Camarda said yes. He said so what is currently on Route 22, will that whole facility will move over here? Mr. Camarda said right, this will be a total sales and service center. Boardmember Pangis said as I understood the presentation, right now we have right in and right out access heading on Route 6 eastbound, right? Mr. Camarda said correct. He said anyone who wants to come to that dealership from the west has to come past it and U-turn to come back around? Mr. Camarda said no, there is going to be a turning lane... Mr. Contelmo stood up and used the plans to show how the main entrance will be set up according to what the DOT is requiring which is a left turn lane and possibly a future traffic signal and explained how the DOT determines the need for a traffic signal. Mr. Camarda said just to be clear Restaurant Depot is not going to be open in my estimation until the fifth lane of Route 6 is built; they may get a temporary but that is going to have to be done so even if the traffic signal is not up, you will have a dedicated left hand turn lane and with that Farrington Road is going to be ripped up and ended right here and no longer will people come out to Route 6 and think this is an entrance ramp onto a highway. He said I think you will see that done before November 1st, if I am wrong a few weeks later and that will give Subaru a great entrance here and then a secondary right in, right out. Boardmember Pangis said what sort of expectations do we have... I know the presentation earlier talked about the number of formal deliveries, parts and etc., how many consumers do we expect to go in and employees with cars on a daily basis, in and out of that intersection just for Subaru? Do we have an estimate how many cars we can expect on a daily basis, he asked? Mr. Camarda said how many service bays do we have, let's double (inaudible). Or sales, Boardmember Pangis asked? Mr. Contelmo said it is a little more complicated than that so as part of our submission we submitted a traffic impact study which didn't just look at Subaru, it looked at the full build out. He said so as Jamie (LoGiudice) indicated back in the original 195,000 sq. ft. retail center there was a traffic study done for improvements and mitigation for traffic impacts; when we came in with Restaurant Depot it reduced that size slightly and the traffic study was updated again with slightly different counts and the new proposal has updated traffic counts and a full traffic study that talks about traffic generation not just from customers but from all the different aspects of an auto dealership. Mr. Camarda said there is about 38 service bays, am I correct Jamie? He said so if each bay, which would be a lot, if each bay was turned over twice a day... so during the course of the day... a twelve-hour day you could potentially have 80 cars come in and out in the 12 hours. Boardmember Pangis said how many parking spots are set up for customers coming in for sales or for service to park their car? Mr. Camarda said my best answer to that would be: an adequate amount because the people who are

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

going to be operating this are going to make sure their customers can come in and get a parking spot. Boardmember Pangis said with respect that's not an answer; I mean how many spots are... Mr. Camarda said there's 300 spots and they are going to make sure that a good part of them are exclusive to customers. Boardmember Pangis said OK... Mr. Camarda said they are in the service business. Boardmember Pangis said I understand but the current dealership is limited in space (inaudible) so it doesn't matter how good you want to be to your customer, what we are planning on is what I would like to know. Mr. Camarda said this should be a much better situation; we've got the parking. Ms. LoGiudice said we will provide additional information on signage on where customer parking is and (inaudible). Boardmember Pangis said last question I have: I don't think Subaru has a lot of these vehicles but the electric vehicles are the way of the future, are any of the spots going to be charging stations or is that in the plans? (Multiple people talking). Ms. LoGiudice that is a question that we are (inaudible). Boardmember Eckardt said I do have questions, poor Mr. Camarda... I was on the ARB then and now it is the Planning Board. She said I remember all the work that went into the original and I know things change and I know a lot of this is economically driven or all of it is but just to be clear so people know: when Restaurant Depot went in, because I was not on the Board then, but it was projected the rest of the site would be retail, is that correct? Mr. Camarda said no, that's not true... (Multiple people talking.) He said we always projected this to be office. Boardmember Eckardt said right, right, right and even in the very beginning you had all of this but I mean you were projecting the remainder of the site to be retail, not a car dealership or... Ms. LoGiudice said not a car dealership; it was part of the large retail establishment. Boardmember Eckardt said I think it would really help the Board... or it certainly would help me to have photo simulations of what the building will look like from 84... (inaudible) a photo simulation of how the cars will be displayed would be very helpful. The landscaping will need to be detailed, she said, the good news is you won't be working with me on that so I think you are going to be working with a real landscaping professional so that's good news but I will be watching it anyhow. She said does anyone know... because Ashley wrote a great memo... how many parking spaces were in the original Stateline project? Mr. Camarda said about 800. She said so now there will be 7... oh was that for the entire, including the... He said the office was more on top but the 800 were for just the retail component so I bet you about... going back on memory... maybe 850 because it is usually 5 per thousand we were approved for 195,000 so that would be almost 1000 but I don't think we were quite there... Boardmember Eckardt said I think having an overlay so we can see what was and will be will be very helpful for me anyhow. She said and the gravel parking area... I like to call it creep rather than grow... Multiple people talking. She said that would I assume have to be... and we will get into this later but just in theory it is going to be very well lit? Ms. LoGiudice said not necessarily... we are developing a lighting (inaudible) so that will be coming. Boardmember Eckardt said just to bear that in mind... we need... so much of Southeast is along highways, it can be distracting, and let's not forget unattractive, so that is something that I will be really looking at on that. She said and it looked to me and you tell me if this is possible, it didn't look like it would be that hard to move the gravel parking out of the wetland buffer... it is just little pieces or no? Ms. LoGiudice used the plans to show that area and said we do have some constraints; we do have the watercourse and wetlands that wraps basically around that area so we have the limiting distance to the watercourse and we also have the buffer. o, we basically lose all of that area of development potential, she said, we do have our septic in this area to the east and also, we have the setback, the landscape buffer which we are seeking a variance for as well. Boardmember Eckardt said is the dimension... is it about an acre and a half of parking... Mr. Contelmo said as Jamie mentioned that the two watercourses that are on each side are actually major crossings from 84 (inaudible) which actually converge (inaudible) so it is somewhat (inaudible) and what's happened over time is those areas have been respected because of their constraints and this has been historically (inaudible). What's here to the east is a large (inaudible) so we have stone walls that run along the east and the

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

western side and then we have another stone wall which runs along the northern side, then we have got the (inaudible) that comes down so what the farmers historically did was work within those walls, Mr. Contelmo said. He explained what the land was historically used for in detail and how they have tried to stay within those constraints and reclaim some of the field areas. Ms. LoGiudice said it is roughly 240 by 250. Mr. Camarda said if we were being aggressive or greedy or just looking at one perspective it could have been justification to expand it out to the walls the way the farmers did, they used that land but we didn't so we are well within that (inaudible). Boardmember Eckardt said will the dealership... there's a lot of cars there and I've been trying to do some research on dealerships and it seems most store under 300 cars but will it be storing cars for other Subaru dealers? Mr. Camarda said no. She said just for them? Mr. Camarda said no, I could never tell you... they own a dealership in Danbury so I could never tell you if that Subaru would go over to Danbury (inaudible) Multiple people talking. After some conversation, they agreed it is possible they could be storing cars for the Danbury location. Boardmember Eckardt said it is just that it is a lot of cars. Ms. LoGiudice said we can ask that question. Mr. Camarda talked about a dealership in Pawling in detail. Mr. Contelmo talked about Meadowland in Carmel and the way they expanded their dealership. He explained how car dealerships have expanded and changed their model over time. Mr. Camarda talked about the timing associated with buying cars today versus years ago. Boardmember Eckardt said my final suggestion would be... I think Stateline originally had... the backs were much nicer than what Subaru is showing us so I just want to point that out. I think there is a more finished look, she said, I understand it is a car dealership but it's not what was approved years ago... what we thought we were getting back then. And I am not a fan of the car port, she said, I kind of get why people can't walk in the rain but OK. Also, I did find... look up Subaru images and I found one that I thought was much cleaner looking, she said, should I send that to you or do you want to take a look at it? Ms. LoGiudice said you can send it to us. They discussed that Subaru has maybe changed their model but they said they would look at it. Boardmember King said the Application Summary Sheet says the building is 49,500 and you all say 40... Mr. Contelmo said I think Jamie said 49. Ms. LoGiudice said it is 49,500... They discussed the different lots and the sizes of buildings on each. Boardmember King said the other question I had is about the service center: is it a drive in and drop off your car where you drive into the service bay? It looks like there are only two doors there, he said. Ms. LoGiudice used the plans and showed the service bays and Mr. Camarda talked about the way they enter and exit the service bays in detail. Boardmember Cyprus said where will you be unloading the new cars from the tractor trailers? Mr. Camarda said we needed a place that wouldn't cause a problem with flow so since this is going to be (inaudible) there will be less people there ergo the employees, the thought process was to bring the tractor trailers in right on that road and unload the cars right through there (using the site plan) so you have along (inaudible) here where tractor trailers can get in there out of the way, not block the driveways, and unload the cars. Boardmember Cyprus said and how do they turn around? Mr. Camarda said he can back in, he can come in and back out, he can go right out this way or he can go this way... we worked the radiuses to make sure it was proper turning and we looked at the storage because it is a pain in the ass in plain English... they come in and start backing up cars and cars are going into the next lane to get around them. Boardmember Cyprus said in the original Stateline project you had, I don't know the size, but you had some kind of a community use room as part of that project; do you think we will get that back with any of these buildings? Mr. Camarda said my honest answer... we will have to look at the next two uses; we are not getting it at the car dealership and we are not getting it from Restaurant Depot. (Multiple people talking). He said if it is practical and you want to hold my hand to the fire when I come back again, be my guest... if we can do it, we'll do it. We are not going to try and sneak out of a community room here for some use, he said, we've got two more uses and we also have the lot down here and that could be an ideal spot because we'll have a corporate mentality... we'll address it. Ms. Ley said it is something that is going to need to be addressed as part of this process because

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

it is a Special Permit condition in your existing Special Permit. Mr. Camarda said the community room... is that what you are saying? She said yes. He said I guess we will be addressing it and went on to talk about what he thinks will be the best option for that. Acting Chairman Rush said a couple of last closing comments... thank you Board members, I appreciate all your comments. He said one of the things that I would like to see addressed is pedestrian access so even if you are unloading a million cars on that lot, I parked and I've got to get back and forth so just make sure you are providing for access where people have to walk because it is a pretty big site. He said does Subaru say this is what I want, this is what I need and then Insite puts it on there or does Insite put it on there and then they say here Subaru, here is what you've got? Mr. Camarda said number one... no... Subaru basically works with me and I try to get it to a point where I think it works for everybody, then it goes to Jeff (Contelmo) so it's a give and take... The question I have for Subaru, Acting Chairman Rush said, this is their newest building, should be their state of the art, the world is a different place and we got the same car dealership they put everywhere else. I really think all those bays where they are going to be servicing cars, he said, in probably under 10 years is going to be a totally different thing so I just hope that they are thinking... He said do we have a futuristic version, the best one possible... I am asking that question. Mr. Camarda said they've already looked at that; the company has looked at that and we had an interesting discussion... Acting Chairman Rush said you don't even offer charging stations... Multiple people talking. Mr. Camarda said this model is going to be good for 20 years but you feel the day is coming in 10, corporate thinks.... I'll tell you another thing... Acting Chairman Rush said the second thing, that rear elevation, any chance you could just put like a metal wall and let vegetation grow on the back of that whole elevation, wouldn't cost much money, its green and it hides a gigantic big white background. Multiple people talking. They discussed this idea briefly. Acting Chairman Rush said I am not convinced about this car carrier plan, you guys will figure it out, I know you will but I am not convinced... I would be challenged... I watch the Brewster Honda guys unload them on the road so I know that it is not the easiest thing and at least it is out of the pedestrian's way so that is a good thing. Mr. Camarda said there was considerable thought that went into that and explained other options they considered. He said would we also be able to request a parking lot plan of how you think you are going to get cars in that gravel area; I'd like to see something that could represent that for all of us? They all said sure, yes, we can do that. He said again I'd like to see... this is just an observation and no disrespect to any of the site planning but as individual as each of these different uses are and buildings, we've chosen to line them all up as if they are exactly related to each other. The angle is exactly the same for all of those buildings, he said, is there a reason for that? Mr. Camarda said good planning, efficiency. Ms. LoGiudice said something inaudible then: trying to maximize the space... Acting Chairman Rush and Mr. Camarda discussed this in some detail and Mr. Camarda asked what would you do? Acting Chairman Rush said I am just asking the question; right now, if you look at that it looks like there are three... it looks like a campus like they are all lined up but these are all different uses. Ms. LoGiudice said not all of them... if you recall, Lots 2, 3 and 4 is part of the large retail establishment and that is its own deal so these three are all linked as part of that... They discussed this in detail. Boardmember Eckardt said I may have missed something but when you were talking about pedestrian access, David, because I think it is so important, I know the middle is not going to be completed so will there be a connecting road and sidewalk from Subaru to Restaurant Depot? Mr. Camarda said no, there will only be one... look... if Starbucks comes here... Mr. Contelmo said she asked a two-part question so the real answer is yes, there will be a connecting road (inaudible). Multiple people talking. Mr. Contelmo said just to be clear the main entrance here is connected to Subaru via this entrance (inaudible) and Paul wants to debate about the sidewalk but again the idea of a sidewalk, in our opinion, is certainly worth consideration if you have something to walk to... Multiple people talking. Acting Chairman Rush said you raise a good point, Lynne, the rail trail is being continued there and if you put a Starbucks or something where people might stop and want to

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
July 12, 2021**

get over there, I am not sure... it is just forward thinking. Mr. Camarda said David, there is, I would say a five percent chance of getting Starbucks, we have pursued them and could give them everything they want... He talked in detail about why Starbucks wants to stay in the plaza in Danbury and then talked about other possible food uses. They continued to discuss options for a gravel pathway for pedestrians and how that might be impacted by the future uses. Mr. Contelmo and Mr. Camarda said we are committed to doing pathways for uses that warrant it. Acting Chairman Rush said we want you to make us proud; I know you will. He said you've heard from us and we appreciate that so there are a couple of items here. The motion to Declare Intent to be Lead Agency for this Type I Action under SEQRA and a Town of Southeast Major Project was introduced by Acting Chairman Rush, seconded by Boardmember Cyprus and passed by a roll call vote of 5 to 0 with 1 absent and 1 recused. The motion to Refer the Application to Putnam County Planning under GML 239-m and n was introduced by Acting Chairman Rush, seconded by Boardmember Pangis and passed all in favor.

Chairman LaPerch re-joined the meeting.

The motion to Approve the Meeting Minutes of June 14, 2021 as written was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

The motion to Close the Meeting was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

July 29, 2021/VAD/ JC

THE FULL AUDIO RECORDING OF THIS MEETING IS AVAILABLE AT:

<https://www.southeast-ny.gov/337/Planning-Board-Meeting-Recordings>