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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**March 12, 2018**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**PUBLIC HEARINGS:**

**REGULAR SESSION:**

- 1. NEW YORK AMERICAN WATER, 85 Fieldstone Drive, Tax Map ID 46.-2-23** – Review of an Application for Site Plan Amendment and Wetland Permit
- 2. LAKEVIEW PLAZA, 1508-1515 Route 22, Tax Map ID 46.-1-1.-1** – Continued Review of an Application for Site Plan Amendment and Wetland Permit
- 3. FWL GROUP, LLC, 200 & 280 Fields Lane, Tax Map IDs 78.-2-1 & 78.-2-2** – Review of an Application for Site Plan Amendment and Wetland Permit
- 4. LOWER TERRACE REALTY, 250 Route 22, Tax Map ID 78.-1-1** – Continued Review of an Application for Site Plan Amendment and Conditional Use Permit
- 5. LAS MANANITAS, 1250 Route 22, Tax Map ID 57.-2-40** – Review of an Application for Sketch Plan
- 6. Approve Meeting Minutes from February 26, 2018**

**March 5, 2018**

**VAD**

**Agenda Subject to Change**

**FOR MORE INFORMATION ON MAJOR PROJECTS UNDER PLANNING BOARD REVIEW, CLICK ON THE LINK BELOW:**

<http://www.southeast-ny.gov/322/Major-Planning-Board-Projects#>

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION  
SEQRA CLASSIFICATION**

INTRODUCED BY: LaPerch      DATE: March 12, 2018  
SECONDED BY: Armstrong

**WHEREAS**, an application is being made by **NEW YORK AMERICAN WATER** for a Site Plan Amendment and Wetland Permit to install a new water-supply well ("Fieldstone 2") in the existing Mount Ebo water-supply system. The project also includes an associated 300 sq. ft. water treatment building and a new water main to connect proposed well to the existing distribution system along Fieldstone Drive on a property located at 85 Fieldstone Drive, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 46.-2-23, and is located in the RMF Zoning District; and

**WHEREAS**, the Planning Board has reviewed the following documents in support of this classification:

1. Short Environmental Assessment Form (EAF), dated 2/8/18
2. Specifications, New York American Water Fieldstone Well 2, prepared by LBG Hydrogeologic & Engineering Services, PC, dated January 2018
3. Engineer's Report, New York American Water Fieldstone Well 2, prepared by LBG Hydrogeologic & Engineering Services, PC, dated January 2018

**NOW, THEREFORE BE IT RESOLVED**, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short EAF, and pursuant to §617.5(c)(7), finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



**Town of Southeast**  
**Planning Board**  
One Main Street  
Brewster, NY 10509

March 13, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: New York American Water  
85 Fieldstone Drive  
Tax Map ID 46.-2-23

At the regular meeting of the Town of Southeast Planning Board on 3/12/18, a motion was made to refer the above referenced Minor Project to your Board for review and recommendation to the Planning Board. The Planning Board classified this as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) process on 3/12/18. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,

*Thomas LaPerch*  
Thomas LaPerch, Chairman  
Southeast Planning Board

cc: Town Attorney  
Town Clerk  
WSP USA

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION  
SEQRA CLASSIFICATION**

INTRODUCED BY: LaPerch                      DATE: March 12, 2018  
SECONDED BY: Cyprus

**WHEREAS**, an application is being made by **LAKEVIEW PLAZA** for a proposal to remove portions of the existing failing retaining wall and to reinforce the remaining portion of the wall with a new retaining wall, fill, and a compacted slope. A new chain-link fence and guiderail is proposed along the top of the slope. The proposed changes would modify the footprint of the existing retaining wall, and would result in the loss of approximately 66 parking spaces. However, the overall number of parking spaces on the project site would still exceed current Town of Southeast Zoning Code requirements. The application requires a minor site plan amendment and Town of Southeast wetland permit on a property located at 1501-1515 Route 22, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 46.-1-1.-1, and is located in the SR-22 Zoning District; and

**WHEREAS**, the Planning Board has reviewed the following documents in support of this classification:

1. Short Environmental Assessment Form (EAF), prepared by H2M Architects + Engineers, dated 2/22/18
2. Memorandum to Chairman LaPerch from H2M Architects + Engineers, dated 2/21/18
3. Memorandum to Chairman LaPerch from H2M Architects + Engineers, "Lakeview Shopping Plaza - Retaining Wall Replacement, Amended Application Summary, dated 2/21/18
4. Memorandum to Tomas Matias, EIT from Robert G. Torgersen, LA, CPESC, dated 8/15/17
5. Lakeview Shopping Plaza Retaining Wall Replacement Plan Set, 10 Sheets, prepared by H2M Architects + Engineers, dated 8/3/17; last revised 2/21/18

**NOW, THEREFORE BE IT RESOLVED**, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short EAF, and pursuant to §617.5(c)(2) , finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

March 13, 2018

Director  
Putnam County Division of Planning and Development  
841 Fair Street  
Carmel, NY 10512

Re: Lakeview Plaza Site Plan Amendment  
GML §239-m

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering a revised application for a Site Plan approval by Lakeview Plaza, for a proposal to remove portions of the existing failing retaining wall and to reinforce the remaining portion of the wall with a new retaining wall, fill, and a compacted slope. A new chain-link fence and guiderail is proposed along the top of the slope. The proposed changes would modify the footprint of the existing retaining wall, and would result in the loss of approximately 66 parking spaces. However, the overall number of parking spaces on the project site would still exceed current Town of Southeast Zoning Code requirements. The proposed project is located on an approximately ±23 acre parcel located at 1505 -1515 Route 22, Putnam County, New York (Tax Map ID 46.-1-1.-1).

The Planning Board has classified the project as a Type II Action under the State Environmental Quality Review Act (SEQRA) and is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m. Enclosed is the application for your review.

Please call Victoria Desidero, Secretary to Planning Board, Architectural Review Board and Zoning Board of Appeals, at (845)279-7736, if you should have any questions.

We thank you for your consideration and review of this application.

Sincerely,

*Thomas LaPerch /vad*  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
H2M



**TOWN OF SOUTHEAST**  
Planning Board  
1 Main Street  
Brewster, NY 10509

March 13, 2018

Jean Marc Roche  
New York City Department of Environmental Protection  
465 Columbus Avenue  
Valhalla, New York 10595-1336

Re: Lakeview Shopping Plaza, 1505-1515 Route 22, Brewster, NY

Dear Mr. Roche,

The Town of Southeast Planning Board is in receipt of a revised application for amended site plan approval to replace an existing retaining wall at the above referenced property. Since the proposed project is a replacement in kind, the Planning Board has classified the project as a Type II Action under SEQRA pursuant to Part 617.5(C)(2).

However, the Planning Board is hereby referring the above referenced application to the NYCDEP pursuant to §138-41.H of the Code of the Town of Southeast due to its proximity to the Bog Brook Reservoir. Enclosed is a copy of the Short Environmental Assessment Form (EAF), project narrative, and reduced scale site plan drawing set.

The Planning Board has set a public hearing on the amended site plan for April 9, 2018. We would appreciate receiving any comments you may have on this application by that time.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning

Attachments

cc: Cynthia Garcia, NYCDEP  
H2M Architects + Engineers  
Planning Board File



**TOWN OF SOUTHEAST**  
Planning Board  
1 Main Street  
Brewster, NY 10509

March 13, 2018

Kelly Turturro, Regional Director  
New York State Department of Environmental Conservation, Region 3  
21 South Putt Corners  
New Paltz, NY 12561

Re: Lakeview Shopping Plaza, 1505-1515 Route 22, Brewster, NY

Dear Ms. Turturro:

The Town of Southeast Planning Board is in receipt of a revised application for amended site plan approval to replace an existing retaining wall at the above referenced property. Since the proposed project is a replacement in kind, the Planning Board has classified the project as a Type II Action under SEQRA pursuant to Part 617.5(C)(2).

However, the Planning Board is hereby referring the above referenced application to the NYSDEC pursuant to §138-41.H of the Code of the Town of Southeast due to the potential presence of wetlands on or adjacent to the Project Site. Enclosed is a copy of the Short Environmental Assessment Form (EAF), project narrative, and reduced scale site plan drawing set.

The Planning Board has set a public hearing on the amended site plan for April 9, 2018. We would appreciate receiving any comments you may have on this application by that time.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning

Attachments

Copy to: Planning Board File  
H2M Architects + Engineers





**Town of Southeast  
Planning Board**  
One Main Street  
Brewster, NY 10509

March 13, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Lakeview Plaza  
1505-1515 Route 22  
Tax Map ID 46.-1-1.-1

At the regular meeting of the Town of Southeast Planning Board on 3/12/18, a motion was made to refer the above referenced Minor Project to your Board for review and recommendation to the Planning Board. The Planning Board classified this as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) process on 3/12/18. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,

*Thomas LaPerch*  
Thomas LaPerch, Chairman  
Southeast Planning Board

cc: Town Counsel  
Town Clerk  
H2M

**PLANNING BOARD  
TOWN OF SOUTHEAST, NEW YORK  
RESOLUTION – INTENT TO DECLARE LEAD AGENCY**

INTRODUCED BY: LaPerch

DATE: March 12, 2018

SECONDED BY: Cyprus

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of an application for amended site plan and Wetland Permit and other supporting documents for a project entitled **FWL GROUP, LLC**; and

**WHEREAS**, the proposed project is located at 200 & 280 Fields Lane in the OP-1 Zoning District in the Town of Southeast and identified as Tax Map IDs 78.-2-1 & 2 ; and

**WHEREAS**, the applicant proposes to construct a 30,000 square foot commercial building and nursery with an associated parking lot, driveway, stormwater management system, well and septic, where a portion of the driveway would be located within the NYSDEC 100 feet wetland buffer. In addition, a portion of the driveway, parking area, and building would be located within the 133 foot Town of Southeast wetland buffer; and

**WHEREAS**, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information must be mailed to all involved agencies notifying them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date that the aforementioned information is mailed to involved agencies, and

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Southeast hereby authorizes the mailing to all Involved Agencies of the aforementioned information, together with Notice that the Planning Board of the Town of Southeast intends to declare itself Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action, unless objection to such designation is received within thirty (30) days.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman yes  
P. Wissel, Boardmember yes  
E. Cyprus, Boardmember yes  
E. Larca, Boardmember yes

D. Rush, Vice Chairman yes  
D. Armstrong, Boardmember yes  
M. Hecht, Boardmember yes

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board /rad

**PLANNING BOARD  
TOWN OF SOUTHEAST, NEW YORK  
RESOLUTION TO DECLARE LEAD AGENCY**

INTRODUCED BY: T. LaPerch

DATE: March 12, 2018

SECONDED BY: Wissel

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of an application for a Site Plan and Conditional Use Permit and other supporting documents for a project entitled **LOWER TERRACE REALTY**; and

**WHEREAS**, the proposed project is located at 250 Route 22 in the GC & R-160 Zoning Districts in the Town of Southeast and identified as Tax Map ID 78.-1-34; and

**WHEREAS**, the applicants propose to construct a two-story, 3,120 SF office/garage building for use by a landscape contractor business (general business use) on a three-acre site. The property is split zoned, with the first 200 feet fronting on Route 22 in GC and the remainder in R-160. General Business is a Conditional Use Permit Use in the GC Zoning District; and

**WHEREAS** the Planning Board scheduled a public hearing on the proposed site plan and conditional use permit for 4/9/18; and

**WHEREAS**, the Planning Board declared its Intent to be Lead Agency for the project on 12/11/17; and

**WHEREAS**, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information was mailed to all involved agencies, notifying them that a Lead Agency must be agreed upon within thirty (30) days of the date that the aforementioned information was mailed, and

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman yes  
P. Wissel, Boardmember yes  
E. Cyprus, Boardmember yes  
E. Larca, Boardmember yes

D. Rush, Vice Chairman yes  
D. Armstrong, Boardmember yes  
M. Hecht, Boardmember yes

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board