
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

November 26, 2018

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1. ROTH NURSERY SUBDIVISION, 291 Foggintown Road, Tax Map ID 46.-3-38.1** – Public Hearing to Review an Application for a Subdivision

REGULAR SESSION:

- 1. RRACI'S RESTAURANT, 3670 Danbury Road, Tax Map ID 68.-2-13** – Review of an Application for Site Plan Amendment
- 2. ALFACOR, LLC, 291 Deans Corner Road, Tax Map ID 78.-2-25** – Review of an Application for Site Plan and Wetland Permit
- 3. NEW YORK AMERICAN WATER, 85 Fieldstone Drive, Tax Map ID 46.-2-1** – Review of an Application for Final Site Plan Approval

Approve Meeting Minutes from October 29, 2018

**November 14, 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

APPLICATION SUMMARY SHEET

Proj. Name: Roth Subdivision

S/B/L: 46.-3-38.1 **Zone:** R-160

Description: Proposed 5-lot subdivision on a 37.8 acre parcel of land. Access is proposed from a new cul-de-sac off Acorn Road.

Engineer: Bibbo Associates

SEQR ACTIONS COMPLETED:

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

TYPE OF ACTION: Unlisted

- Date:
- Date:
- Date:
- Date(s):

MAJOR/MINOR PROJECT: Major Subdivision

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB (excessive similarity/dissimilarity prior to building permit)
- Wetland Permit (TBD – area of disturbance should be reviewed by Town Wetland Inspector)
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- E-911 Coordinator
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers
- Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [**Bold = yes**]

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
4/9/18	1) Declared Intent to be Lead Agency (Unlisted/Coordinated); 2) Classified as Major Subdivision
10/15/18	Declared Lead Agency; Set Public Hearing
11/26/18	

RECOMMENDED ACTION FOR MEETING:

- 1) Open/Close Public Hearing
- 2) ~~Consider Negative Declaration~~
- 3) ~~Refer to ARB~~
- 4) ~~Consider Preliminary Plat Approval (pending review by Town Engineer)~~



Jacobson

November 21, 2018

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Roth Nursery Subdivision
291 Foggintown Road
Preliminary Subdivision Review
Tax Map No.: 46.-3-38.1
NLJA #0001-1016

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through November 19, 2018:

- Item 1: Letter to Town of Southeast Planning Board from Joseph J. Buschynski, dated November 14, 2018.
- Item 2: Set of nine (9) drawings entitled "Roth, 291 Foggintown Road, Town of Southeast, Putnam County, NY", dated 3-16-18, last revised 11-12-18, scales as noted, prepared by Bibbo Associates, LLP.

The above referenced information has adequately addressed the items noted in our October 11, 2018 engineering review letter. As such, we would have no objection should the Planning Board choose to grant Preliminary Subdivision Approval for the subject application.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.
M. Bruen
M. Stancati
A. Ley
Bibbo

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: RRaci's **S/B/L:** 68.-2-13 **Zone:** SR-6
Description: Proposed 90 SF vestibule addition to existing restaurant located at 3670 Danbury Road. The proposed project requires a minor site plan amendment and ARB approval.
Engineer: Philip Cerrani

SEQR ACTIONS COMPLETED:		TYPE OF ACTION: Type II	
<input type="checkbox"/> Intent to Declare Lead Agency		Date:	
<input type="checkbox"/> Declare Lead Agency		Date:	
<input type="checkbox"/> EAF Submitted		Date:	
<input type="checkbox"/> Determination of Significance by Board		Date(s):	
MAJOR/MINOR PROJECT: Minor Project			
Date Classified:	Waiver of Public Hearing (Minor Project Only)? <input type="checkbox"/> Y <input type="checkbox"/> N		
AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? <input type="checkbox"/> Y <input type="checkbox"/> N			
If yes, list alternative names:			
LOCAL AND AGENCY REVIEW REQUIRED?	REFERRAL DATE	STATUS/DATE OF LETTER	
Yes No			
<input type="checkbox"/> <input checked="" type="checkbox"/>	Town Board		
<input checked="" type="checkbox"/> <input type="checkbox"/>	Town of Southeast ARB		
<input type="checkbox"/> <input checked="" type="checkbox"/>	Wetland Permit		
<input type="checkbox"/> <input checked="" type="checkbox"/>	Historic Sites Commission		
<input type="checkbox"/> <input checked="" type="checkbox"/>	Town Highway Department		
<input type="checkbox"/> <input checked="" type="checkbox"/>	MS4 Permit		
<input type="checkbox"/> <input checked="" type="checkbox"/>	E-911 Coordinator		
<input checked="" type="checkbox"/> <input type="checkbox"/>	County Planning Department (GML)		
<input checked="" type="checkbox"/> <input type="checkbox"/>	County Highway Department		
<input checked="" type="checkbox"/> <input type="checkbox"/>	County Health Department		
<input type="checkbox"/> <input checked="" type="checkbox"/>	NYSDEC		
<input type="checkbox"/> <input checked="" type="checkbox"/>	NYCDEP		
<input type="checkbox"/> <input checked="" type="checkbox"/>	NYSDOT		
<input type="checkbox"/> <input checked="" type="checkbox"/>	Army Corps of Engineers		
<input type="checkbox"/> <input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]		
VARIANCES OR BOARD WAIVER (IF APPLICABLE) <input type="checkbox"/> Y <input type="checkbox"/> N			
Variance or Waiver Request:			
Date Granted or Denied, and any conditions:			

PLANNING BOARD ACTIONS:	
Date	Discussion/Decisions/Resolutions
11/26/18	

RECOMMENDED ACTION FOR MEETING:

- 1) Classify as Town of Southeast Minor Project
- 2) Classify as Type II Action under SEQRA
- 3) Consider Waiving Public Hearing
- 4) Refer to ARB
- 5) Refer to County Planning per 239-m

NOTE: Given the limited scale of the proposed project, the Planning Board may consider granting waivers from the provision of certain items under §138-41.E per §138-41.G.

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
CLASSIFY AS TYPE II ACTION
AND TOWN OF SOUTHEAST MINOR PROJECT**

INTRODUCED BY: T. LaPerch
SECONDED BY: D. Rush

DATE: November 26, 2018

WHEREAS, an application is being made by **Hamdin Rraci** for minor site plan approval to construct a 90 square foot vestibule addition to an existing restaurant on an approximately ±2.81 acre parcel located at 3670 Danbury Road, Putnam County, New York; and

WHEREAS, the property is identified as Tax Map Number 68.-2-13 and is located in the SR-6 Zoning District; and

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

1. Short Environmental Assessment Form (EAF) dated November 1, 2018.
2. Rendering prepared by Phillip Ceradini, Architect
3. Foundation Plan and Floor Plan SK-1, prepared by Phillip Ceradini, Architect, dated November 1, 2018
4. Side Elevation Plan SK-2, prepared by Phillip Ceradini, Architect, dated November 1, 2018
5. Front Elevation Plan SK-3, prepared by Phillip Ceradini, Architect, dated November 1, 2018
6. Survey prepared by Terry Bergendorff Collins, dated August 19, 1995.

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; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Town of Southeast Planning Board, finds the Proposed Action to be a Town of Southeast Minor Project as defined in Town Code Section 138-4, Definitions.

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 5 to 0, with 2 absent.

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



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

November 27, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: Rraci's Restaurant
3760 Danbury Road
Tax Map ID # 68.-2-13

At the regular meeting of the Town of Southeast Planning Board on November 26, 2018, 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 November 26, 2018. 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, Chairman
Southeast Planning Board

cc: Town Counsel
Town Clerk
Phillip Ceradini, Architect



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

November 27, 2018

Ms. Barbara Barosa
Putnam County Department of Planning, Development, and Public Transportation
2 Route 164
Patterson, NY 12563

Re: RRaci's Restaurant
GML §239-m

Dear Ms. Barosa,

The Planning Board of the Town of Southeast is considering an application from Hamdin Rraci for minor site plan approval to construct a 90 square foot vestibule addition to an existing restaurant. The proposed project is located in the SR-6 Zoning District on an approximately ±2.81 acre parcel located at 3670 Danbury Road, Putnam County, New York (Tax Map ID68.-2-13). The Planning Board has classified the proposed project as a Type II Action under the State Environmental Quality Review Act (SEQRA).

The Planning Board is herewith referring the subject application to the Putnam County Department of Planning, Development, and Public Transportation 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, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
Hamdin Rraci



November 21, 2018

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Rraci's Restaurant
3670 Danbury Road
Tax Map ID 68.-2-13
Site Plan Review
NLJA #0001-1035

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through November 13, 2018:

- Item 1: Town of Southeast Application for Site Plan Approval dated 11/5/18, accompanied by Short Environmental Assessment Form, statement of Use and Architectural Sketches.
- Item 2: Drawing entitled "Now: Rraci's - Survey of Property prepared for Diana B. Stevens situate in Town of Southeast, Putnam Co., N.Y.", scale 1"=40', dated August 19, 1995, prepared by Terry Bergendorff Collins and Phillip Ceradini (Nov. 1, 2018).

The subject project proposes to remove the existing awning and construct a 90 s.f. vestibule at the building's front entrance.

As the proposed project will create minimal site disturbance and will have a negligible impact on stormwater runoff, we would have no objection should the Planning Board choose to approve the subject application.

Should you have any questions, feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

A handwritten signature in black ink, appearing to read 'J.M. Dillon', written over a horizontal line.

Joseph M. Dillon, P.E.

cc: T. Hay	M. Bruen
M. Levine	M. Stancati
S. Coleman	A. Ley
W. Stephens, Jr.	P. Ceradini

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416

Consulting Civil and Environmental Engineers Since 1972

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Alfacor

S/B/L: 78-2-25

Zone: OP-I

Description: The Applicant proposes to construct three new commercial buildings with access through an existing commercial property and common driveway off Fields Lane. Emergency fire access would be provided from Deans Corner Road. The proposed buildings include a 90,000 SF warehouse, 40,000 SF warehouse, and 18,750 SF "multi-purpose" building. Associated parking, loading, wells, stormwater management, and sewage disposal systems are also proposed. Proposed project requires site plan, conditional use permit, and wetland permit approval from the Planning Board.

Engineer: Bibbo

SEQR ACTIONS COMPLETED:

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

TYPE OF ACTION: Type I (617.4(b)(6)(i))

Date:
Date:
Date:
Date(s):

MAJOR/MINOR PROJECT: Major Project

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- E-911 Coordinator
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers
- Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [**Bold = yes**]

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
11/26/18	

RECOMMENDED ACTION FOR MEETING:

1) Discussion



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: November 21, 2018
Re: Alfacor
cc: Bibbo Associates

AKRF has reviewed the following documents and plans for the above referenced application:

- Short EAF, dated 11/7/18
- Town of Southeast Application Form, dated 11/1/18
- Letter from Nicholas Gaboury, PE to Members of the Planning Board, dated 11/5/18
- Preliminary Site Plan Application Set (3 sheets), prepared by Bibbo Associates, dated 10/31/18

PROJECT DESCRIPTION

The Applicant proposes to construct three new commercial buildings with access through an existing commercial property and common driveway off Fields Lane. Emergency fire access would be provided from Deans Corner Road. The proposed buildings include a 90,000 SF warehouse, 40,000 SF warehouse, and 18,750 SF “multi-purpose” building. Associated parking, loading, wells, stormwater management, and sewage disposal systems are also proposed. Proposed project requires site plan, conditional use permit, and wetland permit approval from the Planning Board.

COMMENTS

1. The proposed project involves +/- 15 acres of disturbance. As such, it is a Type I Action under SEQRA per §617.4(b)(6)(i). The Applicant should prepare and submit a Full Environmental Assessment Form (EAF) as required by SEQRA. The Full EAF should include a project narrative that more fully describes the use of the proposed buildings and proposed operation of the site. A trip generation analysis of the proposed project should also be provided.
2. Although the plans are labeled “preliminary site plan,” the level of detail provided is more akin to sketch plan review. Additional details and plans (i.e. lighting, landscaping, etc.) will be required.
3. The proposed project includes a very large paved area between the two warehouse buildings. The use and purpose of this large area should be defined. It is unclear if it is needed for circulation, or if it is proposed to be used for outside storage.
4. Any outside storage areas should be delineated on the site plan.

RECOMMENDED ACTIONS

At the November 26, 2018 Planning Board meeting, AKRF recommends that the Planning Board have an initial discussion of the proposed project. No formal actions are recommended at this time.



November 21, 2018

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Alfacor, LLC
291 Deans Corner Road
Tax Map ID 78.-2-25
Sketch Review
NLJA #0001-0955

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through November 8, 2018:

- Item 1: Town of Southeast Application for Site Plan Approval dated 11-01-18, Short Environmental Assessment Form, List of Properties within 500 ft and Site Aerial Photograph.
- Item 2: Letter to Town of Southeast Planning Board from Nicholas Gaboury, P.E., dated November 5, 2018.
- Item 3: Set of three (3) drawings entitled "Alfacor, LLC, 291 Deans Corner Road, Town of Southeast, Putnam County", scales as noted, dated: October 31, 2018, prepared by Bibbo Associates, LLP.

The subject project proposes to construct three new commercial buildings on the property. The project will include paved parking and loading areas with associated stormwater facilities, two new water supply wells and a subsurface sewage disposal system.

We have the following comment:

1. The area of proposed land disturbance exceeds one acre. Therefore, the project is subject to the requirements of the State Pollution Discharge Elimination System (SPDES) Construction Stormwater General Permit (GP-0-15-002) and will require development of a full SWPPP with post construction stormwater control measures.



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Alfacor, LLC
291 Deans Corner Road
Tax Map ID 78.-2-25
NLJA #0001-0955

November 21, 2018

Page 2

2. In accordance with Section 138-15.1A(1) "No manufactured slope shall exceed 30 feet in height or have a slope angle steeper than two horizontal to one vertical". The slope to the north of proposed building #2 exceeds 30 feet in height.
3. Several of the proposed storm drainage outfall locations discharge to existing topography with slopes of 20% or greater. Consideration should be given to select locations with flatter topography to avoid slope erosion.
4. It appears that the full development of the site as proposed, will required significant cuts and fills. An earthwork plan including cut and fill volumes should be submitted, along with a phasing plan if applicable.

Should you have any questions, feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
Bibbo



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

MEMORANDUM

To: Thomas LaPerch, Chairman
Town of Southeast Planning Board
Members of the Planning Board

From: Stephen W. Coleman

Date: November 25, 2018

Re: **Alfacor, LLC, 291 Deans Corner Road, tax map # 78-2-25**

Materials Reviewed:

- Application Materials and "Preliminary Site Plans" as prepared by Bibbo Associates, LLP, dated 11-05 and 10-31-18.

Comments

Based upon review of the above documents and proposed preliminary site plans, I offer the following comments:

1. Although this is the former "Glickenhous Private Academy" project, the scope of the project has changed significantly, and the amount of proposed wetland disturbance has been significantly reduced.
2. Because this is a new application, the applicant is required to update the respective wetlands boundary, and, also provide confirmation from NYSDEC regarding validation of the NYSDEC wetland boundary. The persons and the dates of the updated wetlands flagging should be shown on the proposed site plan.
3. The wetland disturbance appears to be for construction of the access road and encroaches approximately 0.20 acres of Town regulated wetland buffer. The disturbance is a result of grading from the edge of the proposed road. The applicant should present an alternative that looks at the use of retaining walls to reduce or eliminate the amount of grading proposed within the wetland buffer area.
4. The applicant should also address whether they could shift the road to the south within this section to further reduce the amount of wetland buffer disturbance.
5. If wetland buffer encroachment is considered acceptable, the applicant will be required to mitigate the amount of proposed disturbance on a 1:1 basis.

This completes my initial review of the preliminary site plan. The applicant should submit a revised site plan that incorporates the above recommendations. Please let me know if you have questions or require additional information.

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: New York American Water **S/B/L:** 46.-2-23 **Zone:** RMF

Description: The Applicant proposes to install a new water-supply well (“Fieldstone 2”) in the existing Mount Ebo water-supply system. The project also includes an associated 300 square foot water treatment building and a new water main to connect proposed well to the existing distribution system along Fieldstone Drive.

Engineer: WSP

SEQR ACTIONS COMPLETED:

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

TYPE OF ACTION: Type II

Date:
Date:
Date: 02/08/18
Date(s):

MAJOR/MINOR PROJECT: Minor Project (site plan)/ Major Wetland Permit

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- E-911 Coordinator
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers
- Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [**Bold = yes**]

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: Variance for fence height. May require area variance for fence height.

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
3/12/18	1) Classify as TOSE Minor Project; 2) Classify as Type II Action under SEQRA; 3) Waived public hearing for site plan; and 4) Referred to ARB
11/26/18	

RECOMMENDED ACTION FOR MEETING:

1) Set Public Hearing for Wetland Permit (December 10, 2018)

TOWN OF SOUTHEAST
PLANNING BOARD
1 Main Street
Brewster, NY 10509

November 27, 2018

WSP
Michael Shortell
4 Research Drive, Suite 204
Shelton, CT 06484

RE: Public Hearing Notice – **NY AMERICAN WATER**

Dear Mr. Shortell:

A public hearing for your project will be held on **Monday, December 10, 2018** at 7:30 p.m. at the Town of Southeast Town Hall, 1360 Route 22, Brewster, New York. Notices must be mailed to all property owners within 500' of the project by Certified Mail, Return Receipt Requested using the following time frame:

Wetland Permit – 10 Calendar Days Prior to the Hearing

The Radius List of adjoining properties must be obtained from the Assessor's Office located at 1360 Route 22. The fee for the list and the mailing labels you will be able to use for the mailing is \$44.00

The fee for the Public Hearing is \$200 and the check must be made payable to the "Town of Southeast" and delivered to the Planning Board Office at 1 Main Street prior to the hearing. Please bring as certification of mailing: all white certification notice slips and any returned green receipts to the Planning Board Office no later than Thursday prior to the hearing. If this is not done, the Hearing will be continued until such time that the mailings can be verified by the Planning Board.

Attached is a copy of the legal notice for your hearing that you may use as part of your mailing.

Sincerely,



Victoria Desidero, Secretary
Southeast Planning Board

Attachment

**SOUTHEAST PLANNING BOARD
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Planning Board of the Town of Southeast, New York, in accordance with Chapters 78 and 138 of the Code of the Town of Southeast, will hold a Public Hearing on Monday, December 10, 2018 at 7:30 p.m., at Southeast Town Offices, 1360 Route 22, Brewster, New York, to consider the following:

NY AMERICAN WATER – Application is being made for site plan and wetland permit approval for the installation of a new water-supply well (“Fieldstone 2”) in the existing Mount Ebo water-supply system, an associated 300 sq. ft. water treatment building, and a new water main to connect the proposed well to the existing distribution system along Fieldstone Drive on a ±43.8 acre property at 85 Fieldstone Drive, Brewster, NY, in the RMF Zoning District, and identified as Tax Map Number 46.-2-23.

Thomas LaPerch, Chairman
Town of Southeast Planning Board
Dated: November 27, 2018