
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

August 26, 2019

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1. MAFFEI WETLAND PERMIT, 57 Milltown Road, Tax Map ID 57.-1-21** – Continued Public Hearing to Review an Application for a Wetland Permit
THIS PUBLIC HEARING WILL BE CONTINUED TO A LATER DATE TO BE DETERMINED AND WILL NOT BE DISCUSSED AT THIS MEETING
- 2. CRECCO WETLAND PERMIT, 62 Stallion Trail, Tax Map ID 79.13-1-22** – Continued Public Hearing to Review an Application for a Wetland Permit
- 3. NEW YORK AMERICAN WATER WELLS, 36 Mt. Ebo Road North, Tax Map ID 46.-5-12** – Public Hearing to Review an Application for a Wetland Permit

REGULAR SESSION:

- 1. PAUKNER CONDITIONAL USE PERMIT, 306 Tonetta Lake Road, TM ID 56.12-1-1** – Review of an Application for a Conditional Use Permit for an Accessory Apartment
- 2. FORTUNE RIDGE SUBDIVISION, STONE HOLLOW DRIVE & KNOLLRIDGE COURT** – Consideration and Recommendation to the Town Board Regarding Request to have Roads Dedicated to Town
- 3. Approve Meeting Minutes from July 8, 2019**
- 4. Approve Meeting Minutes from July 22, 2019**
- 5. Approve Meeting Minutes of August 12, 2019**

**August 21, 2019/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#>

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

INTRODUCED BY: LaPerch

DATE: August 26, 2019

SECONDED BY: Cyprus

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a wetland permit, and other supporting documents for a project entitled **NEW YORK AMERICAN WATER WELLS**; and

WHEREAS, the proposed project is located at 36 Mt. Ebo Road North in the OP-2/R-160 Zoning Districts in the Town of Southeast and identified as Tax Map ID 46.-5-12; and

WHEREAS, the applicants seek a wetland permit to drill up to three new bedrock water supply wells to locate suitable water-supply for the existing Mount Ebo development and per §78-4.H(2), wells within a controlled area cannot be considered an activity of "minor significance"; and

WHEREAS the Planning Board scheduled a public hearing on the proposed wetland permit for 8/26/19; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 7/22/19; 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

D. Rush, Vice Chairman

absent

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

J. Gress, Boardmember

yes

J. King, Boardmember

yes

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board */vad*

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

INTRODUCED BY: LaPerch

DATE: August 26, 2019

SECONDED BY: Gress

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a Conditional Use Permit for an Accessory Apartment, and other supporting documents, for a project entitled PAUKNER; and

WHEREAS, the proposed project is located at 306 Tonetta Lake Road, Brewster, NY, in the R-20 Zoning District in the Town of Southeast, and known and designated as Tax Map ID 56.12-1-1; and

WHEREAS, the proposed project involves a Conditional Use Permit for an existing accessory apartment in a separate structure ("Proposed Project"); and

WHEREAS, the Planning Board previously conducted a Coordinated Review on this Unlisted Action, and issued a Negative Declaration on 1/26/09; and

WHEREAS, the applicant secured variances required from the Zoning Board of Appeals on 12/22/15, and pursuant to §617.6 of the State Environmental Quality Review Act (SEQRA), the Planning Board hereby affirms its Lead Agency status; 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 as previously declared.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

absent

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

J. Gress, Boardmember

yes

J. King, Boardmember

yes

The resolution was

passed

by a vote of

6

to

0

, with

1

absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
AFFIRMATION OF PRIOR SEQRA DETERMINATION**

INTRODUCED BY:

La Perch

DATE: August 26, 2019

SECONDED BY:

Cyprus

WHEREAS, an application is being made by **WARREN PAUKNER** for a Conditional Use Permit to allow an Accessory Apartment to legitimize an existing site plan with two residences, one of which is an accessory apartment ("Proposed Project"), on a property located at 306 Tonetta Lake Road, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 56.12-1-1, which is located in the R-20 Zoning District; and

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

1. Correspondence from Attorney Michael Liguori of Hogan & Rossi, dated 8/5/19;
2. Application for Conditional Use Permit, prepared by Michael Liguori, dated 7/24/19;
3. Short Environmental Assessment Form, prepared by Michael Liguori, dated 8/5/19;
4. Survey, no preparer, undated;
5. A & B Floor Plans, no preparer, undated, showing "third bedroom to be removed" from Structure B.
6. ZBA Extension of Previous Variance Approvals to Expire 12/31/19, dated 6/17/19;
7. S-1, Sewer District Extension Plan, prepared by Bibbo Associates, dated 10/2/17

; and

WHEREAS, the Planning Board declared itself Lead Agency under SEQRA on or about 1/26/09 and affirmed itself as Lead Agency on or about 8/26/19; and

WHEREAS, the Planning Board issued a Negative Declaration on the Conditional Use Permit on or about 1/26/09; and

WHEREAS, the Planning Board has evaluated the changes to the Proposed Project and found that they do not have the potential to generate any new significant adverse impacts; and

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), and having reviewed the proposed changes to the Conditional Use Permit, finds that the Negative Declaration issued on or about 1/26/09 remains valid, and no further environmental review is required.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman yes
D. Armstrong, Boardmember yes
M. Hecht, Boardmember yes
J. King, Boardmember yes

D. Rush, Vice Chairman absent
E. Cyprus, Boardmember yes
J. Gress, Boardmember yes

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
RECOMMENDING THE ACCEPTANCE OF
STONE HOLLOW DRIVE AND KNOLL RIDGE COURT
BY THE TOWN OF SOUTHEAST**

INTRODUCED BY: La Perch DATE: August 26, 2019
SECONDED BY: Armstrong

WHEREAS, Glickenhau Brewster Development, Inc., (the "Applicant") has installed the improvements required by the Meadows at Deans Corner/Fortune Ridge subdivision, located on Deans Corner Road (Route 124), in the Town of Southeast, New York; and

WHEREAS, the Applicant is requesting the acceptance of 2,570 feet of Stone Hollow Drive and Knoll Ridge Court by the Town of Southeast; and

WHEREAS, the improvements and record drawings have been inspected by the Town Engineer and recommended for acceptance in a letter dated August 23, 2019; and

WHEREAS, the improvements and record drawings have been inspected by the Town Highway Superintendent and recommended for acceptance in a letter dated August 22, 2019; and

WHEREAS, record drawings shall be provided to the Town in accordance with Section 123-23 of the Town Code;

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board, pursuant to Section 123-23 finds that Stone Hollow Drive and Knoll Ridge Court and their associated improvements are consistent with the project approvals and recommends that the Town Board move to accept Stone Hollow Drive and Knoll Ridge Court as Town Roads subject to the following conditions:

1. Recommendations stated in the Town Engineer letter dated August 23, 2019; and
2. Installation of a sign that indicates the end of the Town maintained road.

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

Town of Southeast
Highway Department

10 Palmer Road, Brewster, N.Y. 10509

(845) 279-2141

mbruen@southeast-ny.gov

FAX (845) 279-3226

Michael Bruen
Highway Superintendent

AUGUST 22 , 2019

Planning Board & Town Board
Town of Southeast
Town Hall
1 Main St /1360 Route 22
Brewster, New York 10509

Re: Fortune Ridge Subdivision Road Dedication:
Stone hollow Drive Extending from Deans Corner
Road to and including Knoll Ridge Court

Dear Members of the Planning Board & Town Board:

As Town Highway Superintendent I have inspected the improvements and record drawings in connection with the dedication of Stonehollow Drive extending from Deans Corner Road to and including Knoll Ridge Court. Based upon my review and inspection, the road construction conforms with all applicable requirements and I recommend its acceptance as a Town road.

There have been multiple inspections of the property, by myself and Tom Fenton, P.E., Town Consulting Engineer. Our determination is that the record drawings, provided to the Town in accordance with Section 123-23 of the Town Code, are consistent with the approvals granted and is therefore appropriate for dedication.

Should you have any questions about this, please do not hesitate to contact me.

Very truly yours,

Michael Bruen
Highway Superintendent

cc: Willis H. Stephens, Jr., Esq.
Thomas Fenton, P.E.
Ashley Ley, AICP
Thomas LaPerch, Chairman, Southeast Planning Board



Jacobson

August 23, 2019

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

Re: Fortune Ridge Subdivision
Stone Hollow Drive & Knoll Ridge Court
Request for Road Dedication
NLJA #0001-0452

Dear Mr. LaPerch:

As requested, we have made recent inspections and reviewed the following items in connection with the proposed road dedication of the above referenced roads:

- Item 1: Set of two drawings entitled "As-Built Survey Stonehollow Drive and Knoll Ridge Court, prepared for Fortune Home Builders situate in the Town of Southeast, Putnam Co., N.Y.," scales as noted, dated May 20, 2019 and revised 8/7/19, prepared by Terry Bergendorff Collins, L.S.
- Item 2: Letter from Brian Hildebrand, P.E, to Mr. Michael Bruen, Highway Superintendent, dated July 23, 2019.

Based on our inspection and review of the record drawings and Engineer's certification provided, we can confirm that the roads as constructed are in substantial conformance with the Town of Southeast Subdivision Regulations and the approved plans subject to any approved modifications during construction. As such, we can now recommend that the Town accept the offer of road dedication subject to the following conditions:

1. A mylar copy of the record drawings should be provided to the Town in accordance with §123-23B of the Town Code.
2. The roads to be accepted by the Town include only a portion of the roads in a larger residential development, with home construction ongoing and anticipated to continue for several years. As such, we are aware that the Developer has agreed to maintain a bond which will allow for repair and/or repaving of these roads if they are damaged or prematurely deteriorated by construction traffic. We understand that there will be a portion of the surety bond currently held for the project that will be allocated for this purpose and held until the last Certificate of Occupancy for the last residence in the Subdivision is issued by the Town's Building Department. We have confirmed that the amount allotted for this purpose (\$286,621.25) is sufficient for any future repairs or repaving of the roads to be dedicated.
3. The Agreement referenced above, along with any legal documentation including relevant deeds and easements associated with the dedication should be reviewed by the Town Attorney.



Jacobson

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
Re: Fortune Ridge Subdivision
Stone Hollow Drive & Knoll Ridge Court
Request for Road Dedication
NJLA #0001-0452

August 23, 2019

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4. By dedication and acceptance of roads, the Town will assume maintenance responsibility for the roadways and drainage within the roadways. However, it is our understanding that off-road post construction stormwater practices, including conveyance systems and stormwater basins, will continue to be maintained by the developer, as these measures continue to serve the overall development.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Thomas H. Fenton, P.E.

THF:thf

cc: T. Hay
M. Levine
M. Stancati
M. Bruen
W. Stephens, Jr.
S. Coleman
A. Ley
B. Hildebrand
R. O'Rourke