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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**September 23, 2019**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**PUBLIC HEARINGS:**

- 1. NEW YORK AMERICAN WATER WELLS, 36 Mt. Ebo Road North, Tax Map ID 46.-5-12 –**  
Continued Public Hearing to Review an Application for a Wetland Permit
- 2. MAFFEI WETLAND PERMIT, 57 Milltown Rd, Tax Map ID 57.-1-21 –** Continued Public Hearing to Review an Application for a Wetland Permit
- 3. CRECCO, 62 Stallion Trail, Tax Map ID 79.13-1-22 –** Continued Public Hearing to Review an Application for a Wetland Permit

**REGULAR SESSION:**

- 1. ALLVIEW AVENUE aka MAZZOTTA SUBDIVISION, 212 Allview Ave, Tax Map ID 67.16-1-6.1,6.2,6.3,6.4 & 6.5 –** Review of an Application for a Sketch Plan
- 2. 577 NORTH MAIN STREET, 577 North Main, Tax Map ID 56.19-1-40.2 –** Continued Review of an Application for Site Plan, Special Permit and Conditional Use Permit
- 3. NYSMSA d/b/a VERIZON, 171 Joe's Hill Rd, Tax Map ID 68.2-35 –** Request for an Exemption of Site Plan and Conditional Use Permit
- 4. LAKEVIEW PLAZA, 1525 Route 22, Tax Map ID 46.-1-1-1 –** Review of an Application for a Site Plan Amendment
- 5. Approve Meeting Minutes of August 26, 2019**
- 6. Approve Meeting Minutes of September 9, 2019**

**September 11, 2019/VAD/LM**  
**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#>

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
 Notice of Determination of Non-Significance

Date: September 23, 2019

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Southeast Planning Board as Lead Agency has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:** NEW YORK AMERICAN WATER WELL DRILLING

**SEQR Status:** Type 1   
 Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

The Applicant is seeking a wetland permit to drill up to three new bedrock water supply wells to locate suitable water-supply for the Barrett Hill development from the Mount Ebo water-supply system.

**Location:** 30 Mt. Ebo Road North, Tax Map ID 46.-5-12

**Reasons Supporting This Determination:**

The following materials have been reviewed:

- Memorandum to Secretary Desidero from WSP USA, Re AKRF Comments, dated 9/12/19
- Memorandum to Secretary Desidero from WSP USA, Re Nathan L. Jacobson & Associates. Inc., dated 9/12/19
- Memorandum to Wetland Consultant Stephen Coleman from JD Barrett & Associates, LLC, dated 9/11/19
- 1 of 2, Wetland Impact/Mitigation Plan, prepared by JD Barrett & Associates, LLC, & WSP USA, Inc., dated 7/16/19; last revised 9/11/19
- 2 of 2, Erosion & Sediment Control Details, prepared by JD Barrett & Associates, LLC, & WSP USA, Inc., dated 7/16/19; last revised 9/11/19
- Memorandum to Secretary Desidero from NYS Department of Environmental Conservation, dated 9/9/19
- Memorandum to Secretary Desidero from NYC Department of Environmental Protection, dated 8/22/19
- Site Plan, prepared by WSP USA Inc., dated 6/28/19; last revised 8/6/19
- Partial Site Plan & Details, prepared by WSP USA Inc., dated 6/28/19; last revised 8/6/19

**WHEREAS**, on 7/22/19, the Planning Board classified the proposed action as an Unlisted action and circulated its intent to serve as Lead Agency in a coordinated review of the project, to which no other agency has objected; and

**WHEREAS**, the Planning Board held a publicly noticed meetings on 8/26/19, 9/9/19 and 9/23/19, at which time members of the public were given the opportunity to comment on the proposed project; and

**WHEREAS**, the Planning Board has reviewed the short Environmental Assessment Form (EAF) and has thoroughly analyzed the information concerning relevant areas of environmental concern both submitted by the applicant and gather by the Planning Board through its consultants and the public; and

**WHEREAS**, in addition to the factors considered above, the Planning Board considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

- (i) Not result in "a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;" (§617.7(c)(1)( i ))
- (ii) Not result in "the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;" (§617.7(c)(1)(iii))
- (iii) Not result in "the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;" (§617.7(c)(1)(iii))
- (iv) Not result in "the creation of a material conflict with a community's current plans or goals as officially approved or adopted;" (§617.7(c)(1)(iv))
- (v) Not result in "the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;" (§617.7(c)(1)(v))
- (vi) Not result in "a major change in the use of either the quantity or type of energy;" (§617.7(c)(1)(vi))
- (vii) Not result in "the creation of a hazard to human health;" (§617.7(c)(1)(vii))
- (viii) Not result in "a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;" (§617.7(c)(1)(viii))
- (ix) Not result in "the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;" (§617.7(c)(1)(ix))
- (x) Not result in "the creation of a material demand for other actions that would result in one of the above consequences;" (§617.7(c)(1)(x))
- (xi) Not result in "changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Southeast, acting as Lead Agency, and having reviewed the EAF and all supplementary information, has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

**For Further Information:**

Contact Person: Victoria Desidero  
Address: Town of Southeast Planning Department  
One Main Street  
Brewster, NY 10509  
Telephone Number: (845) 279-7736

A Copy of this Notice has been filed with:

• INVOLVED/INTERESTED AGENCY	
Putnam County Department of Health 1 Geneva Road Brewster, New York 10509	Town Board 1360 Route 22 Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 2 Route 164	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director
New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	Building Inspector 1 Main Street Brewster, NY 10509
Chief, Eastern Permits Section Department of the Army New York District Corps of Engineers Jacob K. Javits Federal Building New York, NY 10278-0090	Town of Patterson Patterson Town Hall PO Box 470 1142 Route 311 Patterson, New York 12563

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>absent</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 5 to 0, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST, NY  
RESOLUTION  
WETLAND PERMIT APPROVAL**

INTRODUCED BY:

LaPerch

DATE: September 23, 2019

SECONDED BY:

King

**WHEREAS, NEW YORK AMERICAN WATER** as the Applicant/Owner of certain properties located 36 Mt. Ebo Road North in the OP-2/R-160 Zoning Districts in Town of Southeast and known and designated as Tax Map Number 46.-5-12 has submitted an application for a Wetland Permit to drill up to three new bedrock water supply wells to locate suitable water-supply for the Barrett Hill development from the Mount Ebo water-supply system (“Proposed Action”); and,

**WHEREAS,** the Town of Southeast Wetlands Consultant issued a report and recommendation dated 9/18/19 in connection with the Proposed Action, as depicted on drawings dated 8/6/19 and 9/11/19 and prepared by JD Barrett & Associates and WSP USA, Inc; and

**WHEREAS,** the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), found the proposed action to be a Type II Action under SEQRA and thus no further environmental review is required;

**WHEREAS,** the Planning Board finds that there is sufficient reason in the record to support the grant of a wetlands permit in connection with said application; and

**NOW, THEREFORE, BE IT RESOLVED,** that after reviewing the maps, plans and submissions of the Applicant, together with the Report and Recommendation of the Wetlands Consultant dated 9/18/19 (the “Report”) which is incorporated herein by reference, the Planning Board of the Town of Southeast hereby GRANTS a permit to allow a portions of the proposed activity to occur within the regulated wetland/wetland buffer area as shown on the proposed plan on file with the Planning Board and Building Department subject to the conditions and mitigations set forth in the Report, as well as the following conditions:

1. The Applicant/Owner shall copy the Town of Southeast Planning Board on all correspondence with the Putnam County Department of Health (PCDOH), New York State Department of Health (NYSDOH), and New York State Department of Environmental Conservation (NYSDEC);
2. The pumping test plan shall be submitted to the Town of Southeast prior to conducting the pumping test required by NYSDEC and PCDOH; and
3. The report documenting the results of the yield test shall be provided to the Town.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

absent

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

absent

M. Hecht, Boardmember

yes

J. Gress, Boardmember

yes

J. King, Boardmember

yes

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
 Notice of Determination of Non-Significance

Date: September 23, 2019

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Southeast Planning Board as Lead Agency has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**           **MAFFEI WETLAND PERMIT**

**SEQR Status:** Type 1             
                   Unlisted           

**Conditioned Negative Declaration:**    Yes  
    No

**Description of Action:**

The applicant proposes to construct a single-family house, driveway, septic system and well on a 22.8-acre parcel. The project site contains NYSDEC regulated wetland BR 40. The proposed project requires a Town of Southeast wetland permit for 1,240 square feet of direct wetland disturbance and 10,852 square feet of wetland buffer disturbance.

**Location:**

57 Milltown Road, Tax Map ID 57.-1-21

**Reasons Supporting This Determination:**

The following materials have been reviewed:

- Response to Comments at Public Hearing of August 26, 2019, prepared by John Karell, Jr., PE, dated 9/2/19
- Response to Comments from Consultants, prepared by John Karell, Jr., PE, dated 9/2/19
- S1, Culvert Details, prepared by John Karell, Jr., PE, dated 8/26/19
- W-1, Wetland Buffer Mitigation Planting Plan, prepared by John Karell, Jr., PE, dated 8/28/19
- W-2, Wetland Buffer Mitigation Planting Plan, prepared by John Karell, Jr., PE, dated 8/28/19
- E-1, Existing Conditions, prepared by John Karell, Jr., PE, dated 9/27/18; last revised 2/18/19
- S-1, Overall Site Plan, prepared by John Karell, Jr., PE, dated 11/18/18; last revised 8/2/19
- S-2, Site Plan, prepared by John Karell, Jr., PE, dated 6/21/19; 8/2/19; last revised 8/2/19
- S-3, Stormwater Management Area, prepared by John Karell, Jr., PE, dated 6/21/19; last revised 6/21/19
- S-4, SSTS Plan, prepared by John Karell, Jr., PE, dated 9/27/18; last revised 8/2/19
- D-1, Details, prepared by John Karell, Jr., PE, dated 3/27/19; last revised 8/2/19
- D-2, Details, prepared by John Karell, Jr., PE, dated 11/18/18; last revised 8/2/19
- WS-E, Watershed Map – Existing, prepared by Hudson Engineering & Consulting, dated 3/27/19

- WS-P, Watershed Map – Proposed, prepared by Hudson Engineering & Consulting, dated 3/27/19
- Stormwater Pollution Prevention Plan, prepared by Hudson Engineering & Consulting, PC, dated 3/27/19; last revised 5/8/19
- NYS Department of Environmental Conservation Permit, effective 9/6/19; expires 12/31/22
- Response to Comments at Public Hearing of July 8, 2019, prepared by John Karell, Jr., PE, dated 9/2/19
- Response to Comments from Consultants, prepared by John Karell, Jr., PE, dated 7/17/19
- Response to Comments from Consultants and Interested Agencies, prepared by John Karell, Jr., PE, dated 6/24/19
- Response to Comments from Consultants and Interested Agencies, prepared by John Karell, Jr., PE, dated 8/5/19
- Memorandum to Secretary Desidero from NYC Department of Environmental Protection dated 7/8/19
- Memorandum to John Maffei from NYS Department of Environmental Conservation, dated 5/21/19

**WHEREAS**, on 6/10/19, the Planning Board classified the proposed action as an Unlisted action and circulated its intent to serve as Lead Agency in a coordinated review of the project, to which no other agency has objected; and

**WHEREAS**, the Planning Board held a publically noticed meetings on 7/8/19, 8/26/19 and 9/23/19. at which time members of the public were given the opportunity to comment on the proposed project; and

**WHEREAS**, the Planning Board has reviewed the short Environmental Assessment Form (EAF) and has thoroughly analyzed the information concerning relevant areas of environmental concern both submitted by the applicant and gather by the Planning Board through its consultants and the public; and

**WHEREAS**, in addition to the factors considered above, the Planning Board considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

- (i) Not result in "a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;" (§617.7(c)(1)( i ))
- (ii) Not result in "the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;" (§617.7(c)(1)(iii))
- (iii) Not result in "the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;" (§617.7(c)(1)(iii))
- (iv) Not result in "the creation of a material conflict with a community's current plans or goals as officially approved or adopted;" (§617.7(c)(1)(iv))
- (v) Not result in "the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;" (§617.7(c)(1)(v))
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- (vii) Not result in "the creation of a hazard to human health;" (§617.7(c)(1)(vii))

- (viii) Not result in "a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;" (§617.7(c)(1)(viii))
- (ix) Not result in "the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;" (§617.7(c)(1)(ix))
- (x) Not result in "the creation of a material demand for other actions that would result in one of the above consequences;" (§617.7(c)(1)(x))
- (xi) Not result in "changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board of the Town of Southeast, acting as Lead Agency, and having reviewed the EAF and all supplementary information, has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

**For Further Information:**

Contact Person: Victoria Desidero  
 Address: Town of Southeast Planning Department  
 One Main Street  
 Brewster, NY 10509  
 Telephone Number: (845) 279-7736

**A Copy of this Notice has been filed with:**

INVOLVED/INTERESTED AGENCY	
Putnam County Department of Health 1 Geneva Road Brewster, New York 10509	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Historic Sites Commission c/o Building Department 1 Main Street Brewster, NY 10509
New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	Building Inspector 1 Main Street Brewster, NY 10509
Putnam County Highways & Facilities 842 Fair Street Carmel New York 10512	Highway Superintendent 10 Palmer Road Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 2 Route 164 Patterson, New York 12563	



UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

absent

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

absent

M. Hecht, Boardmember

yes

J. Gress, Boardmember

yes

J. King, Boardmember

yes

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST, NY  
RESOLUTION  
WETLAND PERMIT APPROVAL**

INTRODUCED BY: LaPerch                      DATE: September 23, 2019  
SECONDED BY: King

**WHEREAS, MAFFEI** as the Applicant/Owner of certain properties located 57 Milltown Road in the R-60 Zoning District in Town of Southeast and known and designated as Tax Map Number 57.-1-21 has submitted an application for a Wetland Permit to construct a single family house, driveway, septic system and well on a 22.8-acre parcel which contains NYSDEC regulated wetland BR 40 and requires a Town of Southeast wetland permit for 1,240 square feet of direct wetland disturbance and 10,852 square feet of wetland buffer disturbance. ("Proposed Action"); and,

**WHEREAS**, the Town of Southeast Wetlands Consultant issued a report and recommendation dated 9/18/19 in connection with the Proposed Action, as depicted on drawings dated 8/28/19 and prepared by J. Karell, P.E.; and

**WHEREAS**, the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), found the proposed action to be a Type II Action under SEQRA and thus no further environmental review is required;

**WHEREAS**, the Planning Board finds that there is sufficient reason in the record to support the grant of a wetlands permit in connection with said application; and

**NOW, THEREFORE, BE IT RESOLVED**, that after reviewing the maps, plans and submissions of the Applicant, together with the Report and Recommendation of the Wetlands Consultant dated 9/18/19 (the "Report") which is incorporated herein by reference, the Planning Board of the Town of Southeast hereby GRANTS a permit to allow a portions of the proposed activity to occur within the regulated wetland/wetland buffer area as shown on the proposed plan on file with the Planning Board and Building Department subject to the conditions and mitigations set forth in the Report, and the following conditions of approval:

1. Prior to construction, the Applicant/Owner shall obtain a Certificate of Appropriateness, as necessary, from the Town of Southeast Historic Site Commission; and
2. Prior to issuance of a building permit or driveway permit, the Applicant/Owner shall address the Town Engineer's comments, as presented in the letter dated September 17, 2019.

**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>absent</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 5 to 0, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

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

**INTRODUCED BY:** *LaPerch* **DATE:** September 23, 2019

**SECONDED BY:** *Armstrong*

**WHEREAS,** the Planning Board of the Town of Southeast is in receipt of an application for a Subdivision, and other supporting documents for a project entitled **ALLVIEW AVENUE aka MAZOTTA SUBDIVISION**; and

**WHEREAS,** the proposed project is located at 212 Allview Avenue in the R-60 Zoning District in the Town of Southeast and identified as Tax Map IDs 67.1-1-6.1,6.2,6.3,6.4,6.5; and

**WHEREAS,** the applicant proposes to merge five existing lots into three lots where the existing five-lot subdivision was approved in 1991 as the Allview Avenue Subdivision. There are existing residences and accessory structures on the property. However, the cul-de-sac and stormwater infrastructure required as part of the 1991 subdivision were never installed. Lot 1 would retain the one of the existing residences and the existing pool. Access would be provided through the existing driveway on Allview Avenue. A new residence is proposed for Lot 2, which would have direct access from Allview Avenue. Lot 3 would retain two existing residences, two garages, and a cabana. Access to Lot 3 would be provided from the existing common driveway through Lot 1. The Proposed Project requires a subdivision approval from the Planning Board, and 280a "Open Development" approval from the Town Board for Lot 3. The Proposed Project also requires area variances for front yard, rear yard, and side yard setbacks; 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      | <u>yes</u> | D. Rush, Vice Chairman | <u>absent</u> |
| D. Armstrong, Boardmember | <u>yes</u> | E. Cyprus, Boardmember | <u>absent</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 5 to 0, with 2 absent.

*T. LaPerch*  
\_\_\_\_\_  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION  
AFFIRM / CLASSIFY AS TYPE II ACTION**

INTRODUCED BY: LaPerch                      DATE: September 23, 2109

SECONDED BY: Armstrong

**WHEREAS**, an application is being made by **577 NORTH MAIN STREET** for a Site Plan Amendment, a Special Permit, Conditional Use Permit and Wetland Permit on a property located at 577 North Main Street, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 56.19-1-40.2, and is located in the ED Zoning District; and

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

- 1. Wetland Buffer Monitoring & Maintenance Plan, no preparer, undated
- 2. Property Survey, prepared by Rowan Land Surveying, PLLC, dated 12/3/18
- 3. Wetland & Soils Map, prepared by Paul J. Jaehnig, dated 12/12/18
- 4. SP-1, Project Directory, prepared by NEMERJ Design Group, dated 8/27/19
- 5. SP-2, Roof Plan, prepared by NEMERJ Design Group, dated 8/27/19
- 6. A-1, Roof Plan & Elevations, prepared by NEMERJ Design Group, dated 8/27/19

**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)(9), finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required; and

**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>absent</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 5 to 0, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



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

September 24, 2019

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: 577 North Main Street  
577 North Main Street  
Tax Map ID 56.19-1-40.2

At the regular meeting of the Town of Southeast Planning Board on 9/23/19, 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 4/22/19 and affirmed that classification on 9/23/19. 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  
Bart Lansky, Esq.

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

September 24, 2019

Zoning Board of Appeals  
1 Main Street  
Brewster, NY 10509

RE: 577 NORTH MAIN STREET, 577 North Main Street, TAX ID 56.19-1-40.2

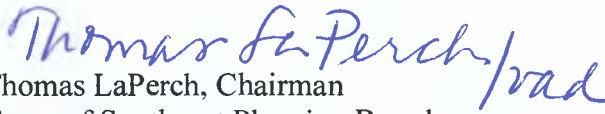
Dear Boardmembers:

At the 9/23/19 regular meeting of the Town of Southeast Planning Board a motion was made to refer the above referenced application to your Board for the following:

1. A south side yard setback variance for the outside storage area is sought where 50 feet is required and approximately 10 feet is provided.

A copy of the Town Planner's memorandum is attached for your information.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Bart Lansky, Esq.  
Planning Board File  
Zoning Board of Appeals File



**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](http://www.akrf.com)

## Memorandum

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**To:** Town of Southeast Planning Board  
**From:** Ashley Ley, AICP  
**Date:** September 19, 2019  
**Re:** 577 North Main Street  
**cc:** Bart Lansky, Esq.

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

- Town of Southeast Application form, signed 3/25/19
- Short EAF, signed 3/25/19
- Letter from Bart Lansky, Esq. to the Planning Board dated 8/30/19
- Site Plan Set (3 sheets), prepared by NEMERJ Design Group, dated 8/27/19
- Property Survey, prepared by Rowan Land Surveying, PLLC, dated 12/3/18
- Wetland & Soils Map, prepared by Paul Jaehnig, dated 12/12/18

### PROJECT DESCRIPTION

577 North Main Street (Tax ID 56.19-1-40.2) is an existing general business and office building located on a 3.59 acre parcel in the ED Zoning District. The applicant is seeking site plan and conditional use permit approval for a 19,996 square foot outside storage area, and a special permit for a motor vehicle service station for Brewster Taxi. Wetlands are present in the rear of the property. Modifications to the parking area to accommodate outside storage requires a wetland permit for disturbance to the wetland buffer.

### COMMENTS

The Applicant has updated the plans to address comments from the Planning Board and its consultants. Comments from AKRF's April 13, 2019 memorandum are recited in *italics*, new and follow-up comments are presented in **bold**.

1. *The Zoning Schedule on sheet A-0 should be updated to include a "proposed" column.*

**This comment has not been addressed.**

2. *The wetland boundaries should be field verified by the Town of Southeast Wetland Inspector. Improvements within the wetland buffer associated with the proposed outside storage area may require a wetland permit.*

**This comment has been sufficiently addressed. A wetland permit is required.**

3. *The proposed outside storage area should include boundary markers, such as a fence, boulders, change in pavement, or similar hard boundary.*

**This comment has been sufficiently addressed. A different paving system is proposed for the outside storage area.**

4. *The site plan includes new lighting fixtures. Additional detail on the proposed lighting levels (in footcandles) should be provided.*

**This comment has not been addressed. While light fixtures are indicated on the plans, no detail on the footcandles or the fixtures have been provided. It is noted that the plan references “see detail,” but there is no lighting detail in the plan set.**

5. **The proposed outside storage area requires an area variance for the side yard. Approximately 10 feet is provided where 50 feet is required. Since the rear yard abuts the Metro-North railroad line, no rear yard setback is required (see §138-33).**
6. **The proposed use of the outside storage area, including types of materials to be stored, should be provided. It is important to note that outside storage must be accessory to a principal use locate on the project site.**

#### **RECOMMENDED ACTIONS**

At the September 23, 2019 meeting, AKRF recommends that the Planning Board classify the proposed project, as amended, as a Type II Action under SEQRA and a Town of Southeast Minor Project, set or waive the public hearing, and refer the application to the ARB and ZBA.



**TOWN OF SOUTHEAST PLANNING BOARD  
RESOLUTION TO EXEMPT  
SITE PLAN AND CONDITIONAL USE PERMIT APPROVAL (§138-54.1.B(3))**

INTRODUCED BY: *LaPerch*

DATE: September 23, 2019

SECONDED BY: *Armstrong*

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of a request for an exemption by NYSMSA d/b/a VERIZON for a like-kind antenna replacement at a wireless telecommunications services facility located at 171 Joe's Hill Road, Tax Map No. 68.-2-35.-2, in the Town of Southeast; and

**WHEREAS**, the applicant proposes to replace the existing standoff antenna mounts with a new "platform" antenna mount. The nine (9) existing panel antennas would be transferred to the proposed platform antenna mount, and two (2) new antennas would be added, for a total of eleven (11) antennas. The proposed platform antenna would be mounted at the same height as the existing standoff antenna; and

**WHEREAS**, the Planning Board is in receipt of the following drawings and documents related to the Exemption Request, and has caused same to be reviewed by its consultants:

1. Letter to Chairman LaPerch, and Members of the Planning Board, from Michael P. Sheridan, dated 9/5/19.
2. Drawing set (4 sheets) "NY-Brewster 2 Crown Castle BU #806601 Joe's Hill Road Brewster (Town of Southeast), New York 10509," prepared by Advantage Engineers, dated 8/20/19.
3. Structural Analysis Report, prepare by Tower Engineering Professionals, dated 6/13/19

**WHEREAS**, the Planning Board has determined on the basis of its own review and the review comments that it has received from its consultants, that all proposed improvements are would reduce the overall bulk of the tower, and are consistent with the existing Conditional Use Permit for the facility;

**NOW, THEREFORE be it RESOLVED**, the Planning Board is empowered under §138-54.1E(3) to exempt the requirements for Conditional Use approval and related Site Development Plan approval for the location of antennas upon existing and approved structures, as appropriate) and finds that:

1. The addition of the replacement antennas or other equipment shall not result in any increase in the total height of the structure, as originally approved, including the height of any antenna protruding above the tower facility or other structure (§138-54.1B(3)(b));
2. The addition of replacement antennas or other equipment onto an existing tower facility shall not result in any increase in bulk (i.e., volume) greater than 25% over the total bulk of antennas or other equipment approved for installation on said tower as per the original approval of said tower facility (§138-54.1B(3)(c));
3. The removal of the existing antennas or other equipment shall result in a net reduction in the bulk (i.e., volume) of the total bulk of antennas or other equipment approved for

installation on said tower as per the original approval of said tower facility. The removal of the existing antennas shall not result in any significant alteration of the remaining antennas or equipment on the tower structure (§138-54.1B(3)(d));

4. The addition of the replacement antennas shall not include the construction of any new accessory structures such as equipment buildings, fencing or other site improvements unless such accessory structures or improvements are clearly indicated as part of the original approval for the communications tower and facilities (§138-54.1B(3)(e));
5. The existing structure previously obtained a conditional use approval for a telecommunications tower or facility (§138-54.1B(3)(f));

**NOW THEREFORE, be it RESOLVED**, the Planning Board finds that the application from NYSMSA d/b/a VERIZON is consistent with the original approval and is exempt from Site Development Plan Approval and Conditional Use Approval.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

absent

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

absent

M. Hecht, Boardmember

yes

J. Gress, Boardmember

yes

J. King, Boardmember

yes

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

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

INTRODUCED BY: LaPerch                      DATE: September 23, 2019  
SECONDED BY: Gress

**WHEREAS**, an application is being made by **LAKEVIEW PLAZA** for a Site Plan Amendment on a property located at 1525 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. Memorandum to Chairman LaPerch from JMC Engineering, dated 9/10/19
2. C-000, Cover Sheet, prepared by JMC Engineering, dated 9/10/19
3. L-100, Overall Landscaping Plan, prepared by JMC Engineering, dated 9/9/19
4. L-101, Northern Entrance Landscaping Plan, prepared by JMC Engineering, dated 9/10/19
5. L-102, Southern Entrance Landscaping Plan, prepared by JMC Engineering, dated 9/10/19
6. L-103, ACME Island Landscaping Plan, prepared by JMC Engineering, dated 9/10/19
7. L-900, Landscaping Details, prepared by JMC Engineering, dated 9/10/19

**NOW, THEREFORE BE IT RESOLVED**, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the above materials, and pursuant to §617.5(c)(9), 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>absent</u>
D. Armstrong, Boardmember	<u>yes</u>	E. Cyprus, Boardmember	<u>absent</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 5 to 0, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

September 24, 2019

Director  
Putnam County Division of Planning and Development  
2 Route 164  
Patterson, NY 12563

Re: Lakeview Plaza Curbing and Landscaping  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for Site Plan Amendment by LAKEVIEW PLAZA for a proposal to amend the previously approved landscaping and curbing plan for an existing multi-tenant retail establishment. The property is located in the SR22 Zoning District on an approximately ±23-acre parcel located at 1515 Route 22, Putnam County, New York (Tax Map ID 46.-1-1.-1).

The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), 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 /rad*  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
JMC Engineering



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

September 24, 2019

TO: Architectural Review Board


FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Lakeview Plaza Curbing and Landscaping  
1525 Route 22  
Tax Map ID 46.-1-1.-1

At the regular meeting of the Town of Southeast Planning Board on 9/23/19, 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 9/23/19. 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  
JMC Engineering