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January 11, 2021

Tom LaPerch, Chairman and
Members of the Planning Board
Town of Southeast
Town Hall
1360 Route 22
Brewster, New York 10509



Re: Route 22 Master Plan and Zoning Update

Dear Chairman LaPerch and Members of the Planning Board:

As you may recall from my prior correspondence to you of September 28, 2020, I am counsel to Route 22 Lia Realty, LLC, owner of property located at 1400 Route 22 in the Town of Southeast. Said property is most likely known to the members of the Board as the former Dill's site and consists of approximately 4.8 acres. The site is triangularly shaped with significant frontage on Route 22. The site is presently zoned OP-1.

In my September 28, 2020 correspondence, I provided a significant amount of information regarding my client's desires for increased development potential for the above referenced property including my client's desire to develop same for use as a motor vehicle dealership. I provided empirical data regarding other dealerships and the sites upon which they were located. I also provided suggested conditions for a special permit to allow motor vehicle dealerships on sites of a certain suggested minimum size. I appeared at your meeting of September 28, 2020 and provided additional information and responded to questions.

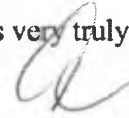
I am advised that you are conducting a public hearing this evening on the proposed Route 22 Master plan and proposed zoning changes. As I advised you of earlier today, I am unable to attend by reason of my involvement in a public hearing in the Town of Bedford. However, I am most anxious to continue to pursue realization of my client's desires in connection with the proposed zoning amendments.

I understand that it is possible that you will be closing the public hearing this evening. I am hopeful, however, that (A) you will include my correspondence and exhibits of September 28, 2020 as part of the public record; and that (B) you will leave the record of the public hearing

open for a period of 15 days so that I might supplement the record on my client's behalf and appear at a subsequent meeting of your Board prior to your finalization of your recommendations to the Town Board.

Thank you very much for your consideration of the foregoing requests. I look forward to the opportunity to participate further in this process. If you have any questions with respect to the foregoing, please do not hesitate to contact me.

Yours very truly,



Charles V. Martabano

cc: Ashley Ley AICP
Route 22 Lia Realty, LLC