
TOWN OF SOUTHEAST
PLANNING BOARD/ARCHITECTURAL REVIEW BOARD AGENDA
February 27, 2023 7:00 p.m. Public Hearings / Regular Session
Town Hall, 1360 Route 22, Brewster, NY 10509

PUBLIC HEARINGS:

- 1. SOUTHEAST KITCHEN & BATH, 10 Old Doansburg Road, Tax Map ID 46.-5-6 –**
Public Hearing to Review an Application for Site Plan and Wetland Permit

REGULAR SESSION:

- 1. SPLASH CAR WASH, 1559 Route 22, Tax Map ID 46.-1-6 –** Architectural Review of Changes to a Commercial Structure
- 2. GALLI SUBDIVISION, 40 Guinea Road, Tax Map ID 78.-1-77 –** Review of an Application for Final Approval of a Subdivision
- 3. VOLZ CLOVERLEAF, 1051 & 1055 Route 22, Tax Map IDs 68.-1-2 & 3 –** Review of an Application for Final Site Plan and Wetland Permit Approval and Recommend Performance Bond to Town Board
- 4. 20 BRUSH HOLLOW ROAD, 20 Brush Hollow Road, Tax Map ID 68.-2-46 –** Review of an Application for Site Plan Amendment
- 5. JAIPORE, 280 Route 22, Tax Map ID 78.-1-32 –** Architectural Review of Changes to a Commercial Structure
- 6. UNCLE CHEEFS LIVE MUSIC LOUNGE, 988 Route 22, Tax Map ID 68.05-2-24 –** Architectural Review of Two Signs
- 7. BAKER FARM SUBDIVISION, Enoch Crosby Road, Tax Map ID 55.-1-5 –** Consider a Request for Extension of Subdivision Approval

APPROVE MEETING MINUTES of February 13, 2023

Agenda Subject to Change
February 24, 2023/VAD

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/ARCHITECTURAL REVIEW BOARD
TOWN OF SOUTHEAST, NEW YORK
RESOLUTION TO DECLARE LEAD AGENCY**

INTRODUCED BY: *LaPerch*

DATE: February 27, 2023

SECONDED BY: *Lewis*

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for a site plan and wetland permit, and other supporting documents for a project entitled **SOUTHEAST KITCHEN & BATH**; and

WHEREAS, the proposed project is located at 10 Old Doansburg Road in the OP-1 Zoning District in the Town of Southeast and identified as Tax Map ID 46.-5-6; and

WHEREAS, the applicants propose to construct a 4,000 sq. ft. building with showroom and offices, and related improvements including 17 parking spaces and a gravel driveway; and

WHEREAS the Planning Board scheduled a public hearing on the proposed site plan and wetland permit for 2/27/23; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 1/9/22; 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/Architectural Review 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

yes

J. King, Boardmember

yes

L. Eckardt, Boardmember

absent

G. Pangis, Boardmember

absent

W. Lewis, Boardmember

yes

C. Galli, Boardmember

yes

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

T. LaPerch

T. LaPerch, Chairman
Southeast Planning Board /
Architectural Review Board

/vad

**TOWN OF SOUTHEAST, NY
RESOLUTION
FINAL PLAT APPROVAL**

INTRODUCED BY: *LaPerch* DATE: February 27, 2023

SECONDED BY: *King*

WHEREAS, CHRISTOPHER GALLI as the Applicant/Owner of certain properties located 40 Guinea Road in the Town of Southeast and known and designated as Tax Map Number 78.-1-77 has submitted an application for Final Plat approval to subdivide an existing 7.2 acre lot located at 40 Guinea Road into three individual lots. Lot 1, which contains an existing single-family residence would be 3.07 acres. Lot 2 would be 1.98 acres and Lot 3 would be 2.16 acres. Lots 2 and 3 are proposed to be developed with single-family residences and associated wells, septic systems, and driveways (the "Proposed Project"); and,

WHEREAS, the Applicant received Preliminary Plat approval on 11/28/22; and,

WHEREAS, the Applicant submitted an application for Final Plat approval on 2/6/23; and,

WHEREAS, the Southeast Planning Board/Architecture Review Board (the "Planning Board") is in receipt of the following drawings, prepared by Insite Engineering, Surveying & Landscape Architecture, PC, related to the subdivision application:

Drawing No. & Title	Original Date; Last
Figure A, Aerial Photo	1/21/19
Figure PC, Parcel Configuration	2/6/23
Final Subdivision Plan known as Galli Subdivision situate in Town of Southeast, County of Putnam, State of New York	12/29/22
SD-1, Site Development Plan	10/3/22; 2/6/23
EC-1, Erosion Control Plan	10/3/22; 2/6/23
D-1, Details	10/3/22; 2/6/23

; and,

WHEREAS, the Planning Board has reviewed said drawings in addition to reports and correspondence filed with those drawings and has caused the same to be reviewed by its consultants; and,

WHEREAS, the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 123, "Subdivision of Land," (specifically §123-13.C and §123-31) and Chapter 138, "Zoning," of the Town of Southeast Code; and,

WHEREAS, pursuant to §123-13.D, the Planning Board referred the complete application to the Putnam County Division of Planning and Development on 5/9/22 for its review under §239-n of Article 12-B of the General Municipal Law; and,

WHEREAS, all of the modifications referred to above shall have the effect of (1) improving overall design and layout of the subdivision; and/or (2) further minimizing any potential environmental impacts; and,

WHEREAS, the Planning Board is in receipt of the following information relative to approvals from outside agencies:

Board/Agency	Resolution/Report	Date
Town Board	Special Permit	n/a
Zoning Board of Appeals	Variance(s)	n/a
New York City Department of Environmental Protection	Letter of Complete Application	n/a
Putnam County Department of Health	Approval of Wastewater Treatment System	2/24/23

WHEREAS, the Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, issued a Negative Declaration on or about 6/13/22, indicating that no negative environmental impact would exist; and,

NOW, THEREFORE, be it RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 123, "Subdivision of Land," of the Town Code, the Planning Board hereby grants Final Plat approval for the Proposed Action, as defined above.

General Conditions

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. The approved plat and all associated plans and drawings shall serve as the record of all approved improvements.
4. The Applicant shall submit revised Final Plat drawings for the signature of the duly authorized officer of the Planning Board within one-hundred and eighty (180) days of the date of this Final Approval (§123-13.G(2)) to show compliance with all conditions of this approval.
5. Prior to submission of the Final Plat for the signature of the duly authorized officer of the Planning Board the Applicant shall obtain final approval of all street names from the Town Board (§123-35.E) and Town Tax Assessor (§54-A.4).
6. Prior to submission of the Final Plat for the signature of the duly authorized officer of the Planning Board the Applicant shall first obtain the required signatures of the Putnam County Department of Health on the Final Plat.
7. All changes or modifications to the Final Plat made in response to compliance with the conditions of this Final Approval shall be reviewed by the Town Engineer who may require the Applicant to present such changes to the Planning Board prior to having the Final Plat signed by

the duly authorized officer of the Planning Board if such changes constitute a substantial alteration to the Final Plat.

8. The Applicant shall file the signed approved Final Plat with the County Clerk within sixty (60) days of the date upon which the Final Plat was signed by the duly authorized officer of the Planning Board or the Final Plat shall be considered null and void (see §123-13.J). The Applicant shall provide the Town of Southeast with five (5) copies of the filed plat.

9. The Applicant shall provide any and all deed easements and road dedications, as noted on the subdivision drawings and where applicable, to the satisfaction and approval of the Town Attorney prior to filing of the Final Plat (see §123-13.H(2)) with the County Clerk.

10. The Final Plat may be submitted in sections (pursuant to §123-13.I) and the Town Engineer shall review such sections to ensure the orderly development of the subdivision. All conditions within this approval, as well as any other permit or approval from a separate agency, shall apply to any and all subdivision sections filed for the Proposed Project.

Financial & Legal Considerations

1. The Applicant shall pay a recreation fee in the amount of \$15,000.00 based upon a \$7500.00 per lot fee as set by the Town Board of the Town of Southeast.

2. The Applicant shall comply with all provisions of §123-13.H(1) with respect to establishment of a Performance Bond.

3. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.

4. Immediately following filing of the Final Plat, and no later than issuance of the first certificate of occupancy for any constructed residence, the Applicant shall submit a plan for ownership, construction, operation and maintenance of all proposed drainage improvements in a form satisfactory to the Town Attorney and Town Highway Superintendent and in satisfaction of §123-48.D(2).

Construction Activity

1. At least ten (10) days prior to commencing construction of any required improvements, the Applicant shall notify the Planning Board and the Town Engineer, in writing, of the time when it proposes to commence construction of such improvements so that the Planning Board may cause an inspection to be made to ensure that all Town specifications and requirements shall be met during the construction of required improvements (§123-19). The Applicant shall provide a general construction phasing schedule to the Planning Board and Town Engineer and shall update that schedule, and provide copies to the Planning Board and Town Engineer, throughout the construction process, as necessary. The Town shall require a pre-construction conference between the Town Engineer and Town Highway Superintendent and the owner or owner's representative, general contractor and on-site engineer to review construction phasing plans, inspections schedules, and requirements for complying with all regulations and conditions of this approval.

2. The Town of Southeast Planning Board or its designee may make periodic inspections to ensure that all site work and site improvements are being made in conformance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall designate a responsible and competent person to be the on-site construction manager who shall be

responsible for ensuring the continued compliance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall ensure that all remedial measures are taken within 72 hours of any notification of deficiencies relating to construction. If appropriate measures are not implemented to the satisfaction of the Town Engineer, a stop work order may be issued by the Town and/or a fine imposed according to Town Code (§123-54).

3. Should project changes be required that would represent a significant change to the approved plans, the Applicant may be required to seek an amended approval from the Planning Board (see §123-13.K and §123-17).

4. The Applicant shall retain the services of a professional engineer throughout the construction process who shall observe the construction of all approved improvements, except improvements to Town of Southeast roads and drainage (which shall be inspected by the Town Engineer and/or Highway Superintendent). The Applicant's professional engineer shall certify, in writing, that all approved improvements have been constructed substantially as required and approved by the Planning Board or as such requirements have been modified (§123-21).

5. Prior to commencing any site clearing, grading, or construction activity, the Applicant shall have the boundary of the property staked out by a licensed surveyor.

6. The Applicant shall submit a Notice of Intent (NOI) to comply with the New York State Department of Environmental Conservation General Permit for Construction Activity (GP-0-20-001). A copy of the completed NOI shall be maintained at the on-site construction office, and a copy shall be submitted to the Southeast Planning Board.

7. All sediment and erosion control measures or Best Management Practices indicated on the approved plans and/or required for compliance with GP-0-20-001 shall be installed at the commencement of grading activities and shall be inspected on a weekly basis (or following any storm event) to ensure proper function. All construction activities shall adhere to the provisions for sediment and erosion control contained in the New York State Department of Environmental Conservation's *New York Standards and Specifications for Erosion and Sediment Control*.

8. In accordance with the provisions of GP-0-20-001, clearing of land shall be limited to five (5) acre phasing, unless specifically waived by NYSDEC approval of the NOI.

9. The design and construction of all proposed water quantity and water quality best management practices shall adhere to the *New York State Stormwater Management Design Manual*.

10. Any drainage improvements that would affect a Town drainage structure or element or any improvements to Town of Southeast roads shall be made in accordance with the Town Road and Drainage Specifications (Chapter A143 of the Town Code) and shall be made under the direction and supervision of the Highway Superintendent.

11. The Town Highway Superintendent must be notified a minimum of 72 hours in advance of any construction activity affecting the Town drainage system or any Town Road except where emergency repairs are required, in which case the Highway Superintendent must be notified as soon as possible after the affected area has been stabilized.

12. All wetlands shall be protected by silt fencing and demarked with signs indicating "Protected Area." There shall be no disturbance of any kind within a wetland or its controlled

area except as specifically provided in the Wetland Permit granted by the Planning Board and subject to all conditions contained in that approval.

13. All wetland controlled areas shall be flagged every 100 feet and demarked with signs indicating "Protected Area." There shall be no storage of construction vehicles, construction equipment, or construction materials within any wetland controlled area. Disturbance within the wetland controlled area shall be limited to the minimum amount of clearing and grading to construct any improvements shown on approved plans and as permitted by the Wetland Permit granted by the GP-0-20-001 and subject to all conditions contained in that approval.

14. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.

15. All disturbed areas shall be stabilized if left in a disturbed state for more than 48 hours. Should disturbed areas remain disturbed for periods longer than one month, more permanent stabilization measures shall be installed.

16. The Project Site is located within or near record(s) of northern long-eared bats (*Myotis septentrionalis*), a species listed as threatened in New York State. To avoid impacts to the this species and the requirements of an Article 11, Title 5, Section 535 of the Environmental Conservation Law, Threatened and Endangered Species, an Article 11 "Take" Permit, the removal of any trees greater than 4-inches diameter at breast height (DBH) associated with this Project shall occur during the Northern Long-eared Bat's hibernation period. This period begins October 31 and ends March 31 (of any given year). If tree cutting cannot occur during the above time frames, the applicant shall contact the NYSDEC to determine if a Take Permit is required and shall copy the Town of Southeast Building Inspector and Planning Board Secretary on all correspondence.

Landscaping

1. Prior to planting according to the approved landscape plan, the Applicant shall stake the location of all proposed landscaping and allow for a site inspection by the Planning Board or its designees to ensure that the proposed landscaping will provide the maximum screening benefit and/or that the proposed landscaping is suitable for the visual setting and overall appearance of the project site.

2. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season.

3. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman yes
 J. King, Boardmember yes
 G. Pangis, Boardmember absent
 C. Galli, Boardmember recused

D. Rush, Vice Chairman yes
 L. Eckardt, Boardmember absent
 W. Lewis, Boardmember yes

The resolution was passed by a vote of 4 to 0, with 2 absent. 1 recused

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

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: February 27, 2023

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: SPLASH Car Wash

ADDRESS & TAX NUMBER: 1559 Route 22, Tax Map ID 46.-1-6

REPRESENTATIVE: Jason Frank, Regional Manager

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: n/a

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Jason Frank, dated 1/11/23
2. Memorandum To Whom It May Concern from Jason Frank, dated 1/11/23
3. Aerial Photograph of Building Before, no preparer, undated
4. Photo of Building After, no preparer, undated
5. Photo of Paint Colors, no preparer, undated
6. Aerial Map, no preparer, undated

Please Circle:

APPROVED

DENIED

Conditions:

1. The applicant shall install a minimum of 20 native evergreen trees that are a minimum of 7 feet in height at the time of planting and are spaced to screen views from adjacent residential properties. The trees shall be specified and shown on a plan to be administratively reviewed and approved by the Planning Board Chair or his designee.

PB/ARB CHAIRMAN:

T. J. Perch /ond

DATE: 2.27.2023

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

Date: February 27, 2023

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/Architectural Review 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: VOLZ CLOVERLEAF

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The Applicant, 1051 Route 22, LLC, proposes to construct a commercial building with associated stormwater management, a private septic system, lighting, and landscaping, and a tiered parking area on a 17-acre property located in the SR-6 Zoning District of the Town. The Applicant has described the use as "general business" with accessory parking areas for Enterprise Rent-A-Car. The proposed project requires site plan, conditional use permit, architectural review, lot-line merger (subdivision), and wetland permit approval from the Planning Board/ARB.

Location:

1051 and 1055 NYS Route, Tax Map IDs 68.-1-2 & 3

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from Insite Engineering, dated 2/6/23
- Memorandum to Town of Southeast Planning Board from Creighton Manning, dated 2/3/23
- A-1, Architectural Plan & Elevations, prepared by Highlands Architecture, PLLC, dated 11/15/22; revised 12/19/22
- VM-1, Vehicle Maneuvering Plan, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- VM-2, Vehicle Maneuvering Plan, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- VM-3, Vehicle Maneuvering Plan, prepared by Insite Engineering, dated 2/6/23
- OP-1, Overall Plan, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- EX-1, Existing Conditions & Removals Plan, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- SP-1, Layout Plan, prepared by Insite Engineering, dated 3/22/21; revised 2/22/23
- SP-2, Grading & Utilities Plan, prepared by Insite Engineering, dated 3/22/21; revised 2/22/23
- SP-3, Erosion & Sediment Control and Phasing Plan, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23

- SP-3.1, Erosion & Sediment Control Plan Phase 1A, prepared by Insite Engineering, dated 1/13/23; revised 2/22/23
- SP-4.1, Landscape Plan, prepared by Insite Engineering, dated 7/18/22; revised 2/22/23
- SP-4.2, Landscape Plan, prepared by Insite Engineering, dated 7/18/22; revised 2/22/23
- LP-1, Lighting Plan, prepared by Insite Engineering, dated 1/6/23; revised 2/22/23
- PR-1, Road Profiles, prepared by Insite Engineering, dated 12/19/22; revised 2/22/23
- D-1, Details & Notes, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-2, Details, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-3, Details, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-4, Details, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-5, Details, prepared by Insite Engineering, dated 2/7/22; revised 2/22/23
- D-6, Details, prepared by Insite Engineering, dated 2/7/22; revised 2/22/23
- Architectural Material Board, prepared by Highlands Architects, PLLC, dated 11/17/22
- Exterior Light Fixtures, prepared by Highlands Architects, PLLC, dated 12/19/22
- Overhead Doors, prepared by Highlands Architects, PLLC, dated 12/19/22
- Entrance Sconce Options, prepared by Highlands Architects, PLLC, dated 12/19/22
- Stormwater Pollution Prevention Plan, prepared by Insite Engineering, dated 12/19/22
- Memoranda to Insite Engineering from NYC Department of Environmental Protection, dated 12/30/22 & 4/25/22 & 3/22/22
- Memoranda to Chairman LaPerch from NYS Department of Transportation, dated 8/25/22 & 4/4/22
- Memorandum to Chairman LaPerch from NYC Department of Environmental Protection, dated 2/7/22
- Statement of Use, prepared by Insite Engineering, dated 12/20/21
- Memorandum to Insite Engineering from Ecological Analysis Re Wetland Delineation Report, dated 10/31/20
- Traffic Assessment Letter Report, prepared by Creighton Manning Engineering, LLP, dated 6/6/2021
- Comment response letter from Creighton Manning Engineering, LLP, dated November 29, 2022.
- Traffic Impact Study Report, prepared by CM, dated 5/2/22, and supplemental studies dated 7/2/22 and 8/2/22
- Comment response letter from Creighton Manning Engineering, LLP ("CM"), dated 2/3/23
- Revised Traffic Impact Study Report and attachments, prepared by CM, dated 2/3/23

WHEREAS, on 1/10/22, the Planning Board/Architectural Review Board classified the proposed action as a Type I 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/Architectural Review Board held a publicly noticed meetings on 11/28/22 and 1/9/23, at which time members of the public were given the opportunity to comment on the proposed project; and

WHEREAS, the Planning Board/Architectural Review Board has reviewed the full 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, the site driveway only provides right-turn ingress and egress, to avoid the need for U-turns all trucks entering/exiting the site would be required to follow the designated truck route utilizing Sodom Road and Route 22 identified in the Traffic Impact Study; 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/Architectural Review 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 / ARB 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
SEQR Unit New York State Department of Transportation Traffic Engineering & Safety Division 4 Burnett Blvd. Poughkeepsie, NY 12603 e-mail: dot.sm.r08.hwpermits@dot.ny.gov	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	Zoning Board of Appeals 1 Main Street Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Building Inspector 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	Highway Superintendent 10 Palmer Road Brewster, NY 10509
Putnam County Highways & Facilities 842 Fair Street Carmel New York 10512	Fire Inspector 1 Main Street Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 2 Route 164 Patterson, New York 12563	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
J. King, Boardmember	<u>yes</u>	L. Eckardt, Boardmember	<u>absent</u>
G. Pangis, Boardmember	<u>absent</u>	W. Lewis, Boardmember	<u>yes</u>
C. Galli, 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 /
Architectural Review Board

TOWN OF SOUTHEAST, NY
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD RESOLUTION
SITE PLAN, ARCHITECTURAL, AND WETLAND PERMIT APPROVAL

INTRODUCED BY: LaPerch DATE: February 27, 2023

SECONDED BY: Galli

WHEREAS, 1051 ROUTE 22, LLC as the Applicant/Owner of certain properties located 1051 & 1055 Route 22 in the SR-6 Zoning District in Town of Southeast and known and designated as Tax Map Numbers 68.-1-2 and 3 has submitted an application for Site Plan, Conditional Use Permit, and Wetland Permit approval for a proposal to construct a commercial building with associated stormwater management, a private septic system, lighting, and landscaping, and a tiered parking area where the Applicant has described the use as "general business" with accessory parking areas for Enterprise Rent-A-Car (the "Proposed Project"); and,

WHEREAS, the Town of Southeast Planning Board/Architecture Review Board (the "Planning Board"), acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, issued a Negative Declaration on or about 2/27/253, indicating that no negative environmental impact would exist;

WHEREAS, the Planning Board has thoroughly reviewed the application and the following documents and plans, as well as memos from its consultants:

- Memorandum to Chairman LaPerch from Insite Engineering, dated 2/6/23
- A-1, Architectural Plan & Elevations, prepared by Highlands Architecture, PLLC, dated 11/15/22; revised 12/19/22
- VM-1, Vehicle Maneuvering Plan, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
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- SP-1, Layout Plan, prepared by Insite Engineering, dated 3/22/21; revised 2/22/23
- SP-2, Grading & Utilities Plan, prepared by Insite Engineering, dated 3/22/21; revised 2/22/23
- SP-3, Erosion & Sediment Control and Phasing Plan, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- SP-3.1, Erosion & Sediment Control Plan Phase 1A, prepared by Insite Engineering, dated 1/13/23; revised 2/22/23
- SP-4.1, Landscape Plan, prepared by Insite Engineering, dated 7/18/22; revised 2/22/23
- SP-4.2, Landscape Plan, prepared by Insite Engineering, dated 7/18/22; revised 2/22/23
- LP-1, Lighting Plan, prepared by Insite Engineering, dated 1/6/23; revised 2/22/23

- PR-1, Road Profiles, prepared by Insite Engineering, dated 12/19/22; revised 2/22/23
- D-1, Details & Notes, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-2, Details, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-3, Details, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-4, Details, prepared by Insite Engineering, dated 12/20/21; revised 2/22/23
- D-5, Details, prepared by Insite Engineering, dated 2/7/22; revised 2/22/23
- D-6, Details, prepared by Insite Engineering, dated 2/7/22; revised 2/22/23
- Architectural Material Board, prepared by Highlands Architects, PLLC, dated 11/17/22
- Exterior Light Fixtures, prepared by Highlands Architects, PLLC, dated 12/19/22
- Overhead Doors, prepared by Highlands Architects, PLLC, dated 12/19/22
- Entrance Sconce Options, prepared by Highlands Architects, PLLC, dated 12/19/22
- Stormwater Pollution Prevention Plan, prepared by Insite Engineering, dated 12/19/22
- Statement of Use, prepared by Insite Engineering, dated 12/20/21
- Memorandum to Insite Engineering from Ecological Analysis Re: Wetland Delineation Report, dated 10/31/20
- Traffic Assessment Letter Report, prepared by Creighton Manning Engineering, LLP, dated 6/6/2021
- Comment response letter from Creighton Manning Engineering, LLP, dated November 29, 2022.
- Traffic Impact Study Report, prepared by CM, dated 5/2/22, and supplemental studies dated 7/2/22 and 8/2/22
- Comment response letter from Creighton Manning Engineering, LLP (“CM”), dated 2/3/23
- Revised Traffic Impact Study Report and attachments, prepared by CM, dated 2/3/23

; and,

WHEREAS, the Planning Board has reviewed said drawings in addition to reports and correspondence filed with those drawings and has caused the same to be reviewed by its consultants; and,

WHEREAS, the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 138, “Zoning,” (specifically Article IX thereof) of the Town of Southeast Code; and,

WHEREAS, the Town of Southeast Wetlands Consultant issued a report and recommendation dated 2/24/23 in connection with the Proposed Project, as depicted on drawings dated 2/22/23 and prepared by Insite Engineering; and

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 2/24/23 (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.

NOW, THEREFORE, BE IT RESOLVED, that after reviewing the architectural elevations, renderings, and landscaping plans, and submissions of the Applicant, the Planning Board of the Town of Southeast hereby APPROVES the architecture of the Proposed Project.

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 138, "Zoning," of the Town Code, the Planning Board hereby grants Final Site Plan Approval for the Proposed Project, as defined above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Project, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

General Conditions

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. Prior to issuance of a Building Permit, the applicant will submit to the Planning Board information pertaining to the specific tenant/use and, if necessary, an amended site plan application showing any proposed modifications to the site for the specific tenant/use.
4. Pursuant to §138-85.D, where a proposed use or proposed building or other structure involves the installation, extension, relocation or reconstruction of a sewage disposal or water supply system, no building permit shall be issued until plans for such a system have been approved by the County of Putnam, State of New York, City of New York or any regulatory agency having jurisdiction as required by law. No certificate of occupancy shall be issued until such a system has been completed and approved by such an agency as required by law or until the use or building or structure has been provided with the connections to a previously completed and approved sanitary sewer and public water supply system.
5. The Proposed Project shall be constructed in coordination with the approved site improvements for the Volz Cloverleaf including all stormwater and wastewater treatment systems and conveyance systems.
6. The Applicant is granted approval based on generic review by the Planning Board of the building design and elevations. Substantial deviation from the approved building design shall require a second review. The Proposed Project shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed and approved by the Planning Board.
7. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board two full set of final full-sized plans and four copies of the filed plans on eleven-inch by

seventeen-inch, or similar, paper, with a graphic scale indicated (to allow for scale measurements of photo-reduced drawings), for distribution to the Town Engineer, the Planning Board, the Town Clerk, the Building Inspector, and the Town Planner. This final plan set shall include the final architectural plans approved by the Planning Board. Each of these sets shall be bound, and shall contain a signature box on the Index or Title Page for the Planning Board Chairman's Signature. No Building Permits shall be issued until these plan sets have been submitted to the Planning Board Secretary and signed by the Planning Board Chairman.

8. The Applicants shall submit two (2) sets of as-built plans to the Town of Southeast Building Department and one (1) full size set to the Planning Board after final construction is completed. The as-built plans must show all buildings and site improvements, the impervious surfaces, landscaping, and final design specifications for all stormwater management facilities. The plans must be certified by a professional engineer.

9. The Application included conceptual locations of proposed signage. However, prior to the installation of any permanent signage, a sign permit application shall be submitted to the Building Inspector for review and referral to the PB/ARB for review and approval.

10. Prior to the issuance of a building permit, the Applicant must obtain a Highway Work Permit from the New York State Department of Transportation for the proposed access improvements.

11. The site driveway only provides right-turn ingress and egress, to avoid the need for U-turns all trucks entering/exiting the site shall be required to follow the designated truck route utilizing Sodom Road and Route 22 identified in the Traffic Impact Study.

Financial & Legal Considerations

1. The Applicant shall post a Performance Bond in an amount determined by the Town Engineer and recommended by the Planning Board for Town Board approval to ensure all site grading, stormwater management, and road improvements will be made in accordance with the approved drawings, Town of Southeast Code and to the satisfaction of the Town Engineer and/or Highway Superintendent. The Performance Bond may also be used to finance necessary work to stabilize the project site should the Applicant abandon the project and the Town is forced to complete necessary improvements. The establishment of the Performance Bond shall be done in a form acceptable to the Town Counsel. The bond amount will be based upon 2023 construction costs. If the construction is not begun during the calendar year 2023, the Applicant must re-apply to the Planning Board for an adjustment of the bond amount to account for escalation of material and labor costs. Upon such request to the Planning Board, the Planning Board shall make a recommendation to the Town Board and the Town Board shall diligently set a new bond amount in accordance with the recommendation of the Town Engineer. The Performance Bond must be paid prior to the start of any work on the site and/or the filing for a Building Permit. The Southeast Planning Board requests that the Southeast Building Inspector withhold the Certificate of Occupancy until the Planning Board or its duly authorized representative has made an inspection of the subject improvements and determined that the Applicant has complied with all the conditions of this approval.

2. No certificate of occupancy for the structures depicted on the project development plan/site plan shall be issued or occupancy permitted unless and until the site improvements associated with the development shall be fully completed by the developer or substantially completed to the satisfaction of the building inspector and a valid performance bond is posted, in an amount equal to the amount necessary to fully complete the outstanding site improvements, to ensure faithful completion thereof within a reasonable period of time not to exceed six months.

3. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.
4. This resolution supersedes all construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as an affirmation of past approvals or conditions not recited herein.
5. Prior to the issuance of a Building Permit the Applicant shall be required to merge lots 68.-1-2 and 68.-1-3.

Construction Activity

1. At least ten (10) days prior to commencing construction of any required improvements, the Applicant shall notify the Building Inspector and the Town Engineer, in writing, of the time when it proposes to commence construction of such improvements so that the Building Inspector may cause an inspection to be made to ensure that all Town specifications and requirements shall be met during the construction of required improvements. The Applicant shall provide a general construction phasing schedule to the Building Inspector, Planning Board and Town Engineer and shall update that schedule, and provide copies to the Building Inspector, Planning Board and Town Engineer, throughout the construction process, as necessary.
2. The Town shall require a pre-construction conference between the Town Engineer and Town Highway Superintendent and the owner or owner's representative, general contractor and on-site engineer to review construction phasing plans, inspections schedules, and requirements for complying with all regulations and conditions of this approval prior to commencing construction. The following items shall be completed by the Applicant prior to scheduling a pre-construction conference:
 - a) Performance Bond and Erosion and Sediment (E&S) Control Bond shall be posted with the Town Clerk;
 - b) Inspection Fees shall be paid to the Planning Board;
 - c) Escrow Account shall be in good standing;
 - d) In accordance with item #7 under "General Conditions" above, approved/signed plans shall be on file with the Planning Board and the Building Department; and
 - e) The MS4 Acceptance, proof of mailing of Notice of Intent (NOI), and E&S shall be completed and on file with MS4 Administrator.
3. The Town of Southeast Building Inspector or its designee may make periodic inspections to ensure that all site work and site improvements are being made in conformance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall designate a responsible and competent person to be the on-site construction manager who shall be responsible for ensuring the continued compliance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall ensure that all remedial measures are taken within 72 hours of any notification of deficiencies relating to construction. If appropriate measures are not implemented to the satisfaction of the Town Engineer, a stop work order may be issued by the Town and/or a fine imposed according to Town Code.
4. Should project changes be required that would represent a significant change to the approved plans, the Applicant may be required to seek an amended approval from the Planning Board.
5. The Applicant shall retain the services of a professional engineer and/or a landscape architect (in accordance with the drawings prepared) throughout the construction process who

shall periodically observe the construction of all approved improvements, except improvements to Town of Southeast roads and drainage (which shall be inspected by the Town Engineer and/or Highway Superintendent). The Applicant's professional engineer and/or landscape architect shall provide a statement, in writing, that all approved improvements have been constructed substantially as required and approved by the Planning Board or as such requirements have been modified.

6. Prior to commencing any site clearing, grading, or construction activity, the Applicant shall have the boundary of the property staked out by a licensed surveyor.
7. A copy of the completed NOI to comply with the New York State Department of Environmental Conservation (NYSDEC) General Permit for Construction Activity shall be maintained at the on-site construction office.
8. All sediment and erosion control measures or Best Management Practices indicated on the approved plans and/or required for compliance with the NYSDEC General Permit for Construction Activity shall be installed at the commencement of grading activities and shall be inspected on a weekly basis (or following any storm event in excess of one-half inch) to ensure proper function. All construction activities shall adhere to the provisions for sediment and erosion control contained in the NYSDEC's *New York Standards and Specifications for Erosion and Sediment Control*.
9. The design and construction of all proposed water quantity and water quality best management practices shall adhere to the *New York State Stormwater Management Design Manual*.
10. Any drainage improvements that would affect a Town drainage structure or element or any improvements to Town of Southeast roads shall be made in accordance with the Town Road and Drainage Specifications (Chapter A143 of the Town Code) and shall be made under the direction and supervision of the Highway Superintendent.
11. The Town Highway Superintendent must be notified a minimum of 72 hours in advance of any construction activity affecting the Town drainage system or any Town Road except where emergency repairs are required, in which case the Highway Superintendent must be notified as soon as possible after the affected area has been stabilized.
12. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.
13. All disturbed areas shall be stabilized pursuant to NYSDEC regulations. Should disturbed areas remain disturbed for periods longer than one month, more permanent stabilization measures shall be installed.
14. The Project Site is located within or near record(s) of northern long-eared bats (*Myotis septentrionalis*), a species listed as threatened in New York State. To avoid impacts to the this species and the requirements of an Article 11, Title 5, Section 535 of the Environmental Conservation Law, Threatened and Endangered Species, an Article 11 "Take" Permit, the removal of any trees greater than 4-inches diameter at breast height (DBH) associated with this Project shall occur during the Northern Long-eared Bat's hibernation period. This period begins October 31 and ends March 31 (of any given year). If tree cutting cannot occur during the above

time frames, the applicant shall contact the NYSDEC to determine if a Take Permit is required and shall copy the Town of Southeast Building Inspector and Planning Board Secretary on all correspondence.

Landscaping

1. Prior to planting according to the approved landscape plan, the Applicant shall stake the location of all proposed landscaping and allow for a site inspection by the Planning Board or its designees to ensure that the proposed landscaping will provide the maximum screening benefit and/or that the proposed landscaping is suitable for the visual setting and overall appearance of the project site.

2. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility. In the event that said landscaping is not maintained to the satisfaction of the Building Inspector or Code Enforcement Officer (CEO), the Building Inspector or CEO shall notify the applicant in writing of the violation. If the required landscaping maintenance is not performed within 30 days to the satisfaction of the Building Inspector or CEO, the Town shall correct the violation and be reimbursed for Town costs by the applicant.

3. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.

4. After final construction is complete, and prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an as-built landscaping plan to the Town of Southeast Building Department. The as-built plan shall identify any discrepancies between the approved plan and the installed landscaping. The plans must be certified by a professional landscape architect, architect, or engineer.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
J. King, Boardmember	<u>yes</u>	L. Eckardt, Boardmember	<u>absent</u>
G. Pangis, Boardmember	<u>absent</u>	W. Lewis, Boardmember	<u>yes</u>
C. Galli, 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 / Architectural Review Board
One Main Street
Brewster, NY 10509

February 27, 2023

Town Board of the Town of Southeast
1360 Route 22
Brewster, NY 10509

RE: VOLZ CLOVERLEAF, 1051 & 1055 Route 22, Tax Map IDs 68.-1-2 & 3

Dear Boardmembers:

At the 2/27/23 regular meeting of the Town of Southeast Planning Board/Architectural Review Board, a motion was made to positively refer the above referenced application to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and Site Stabilization in the following amount:

<u>PROJECT</u>	<u>AMOUNT</u>
VOLZ CLOVERLEAF	\$263,300.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$3,293,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$131,720.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit and/or scheduling a pre-construction meeting.

If you have any questions, please contact the Planning Board/Architectural Review Board.

Sincerely,



Thomas LaPerch, Chairman
Southeast Planning Board/Architectural Review Board

cc: Town Attorney
Town Clerk
Town Engineer
Building Inspector
Insite Engineering
Planning Board File



Jacobson

February 24, 2023

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

Re: Volz/Cloverleaf
1051 and 1055 NYS Route 22
Tax Map Nos.: 68.-1-2 & 3
Bond Estimate
NLJA #0001-1059

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for all site improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for site improvements totals \$3,293,000.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above referenced Opinion of Probable Construction Costs, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$131,720.

We have also prepared a performance bond estimate for erosion & sediment controls and site restoration. The required Erosion & Sediment Control / Restoration Bond based on the attached estimate is \$262,300.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay, M. Stancati
M. Levine, A. Ley
W. Stephens, Jr. Insite
M. Burdick

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

NATHAN L. JACOBSON & ASSOCIATES, INC.
 Consulting Engineers
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS
 Performance Bond

Project: Volz Cloverleaf
 1051 & 1055 Route 22
 Southeast, New York

Done by: JMD
 Date: 2/24/2023

Project No.: 0001-1059

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR TREES (Cut & Chip / Grub)	\$10,330.00	ACRE	15	\$154,950.00
2	STRIP & STOCKPILE TOPSOIL	\$0.48	S.Y.	73000	\$35,040.00
3	CUT AND FILL WITH COMPACTION	\$8.56	C.Y.	77500	\$663,400.00
4	DITCH (Drainage)	\$15.00	L.F.	1800	\$27,000.00
5	DRAINAGE STRUCTURES	\$3,680.00	EACH	30	\$110,400.00
6	4" Ø PVC	\$25.00	L.F.	10	\$250.00
7	6" Ø HDPEP	\$31.35	L.F.	125	\$3,918.75
8	8" Ø HDPEP	\$33.00	L.F.	115	\$3,795.00
9	12" Ø HDPEP	\$42.22	L.F.	1135	\$47,919.70
10	15" Ø HDPEP	\$50.51	L.F.	840	\$42,428.40
11	18" Ø HDPEP	\$63.68	L.F.	360	\$22,924.80
12	24" Ø HDPEP	\$86.13	L.F.	390	\$33,590.70
13	12" HDPE FLARED END SECTION	\$547.19	EACH	9	\$4,924.71
14	15" HDPE FLARED END SECTION	\$526.95	EACH	3	\$1,580.85
15	24" HDPE FLARED END SECTION	\$979.03	EACH	1	\$979.03
16	LEVEL SPREADER	\$1,500.00	EACH	1	\$1,500.00
17	TEMPORARY SEDIMENT TRAP	\$2,500.00	EACH	3	\$7,500.00
18	FLOW SPLITTER	\$4,000.00	EACH	1	\$4,000.00
19	EMERGENCY OVERFLOW	\$3,000.00	EACH	3	\$9,000.00
20	OUTLET STRUCTURE	\$3,500.00	EACH	7	\$24,500.00
21	GRAVEL SUB BASE	\$34.63	C.Y.	3050	\$105,621.50
22	HMA S0.5	\$130.00	TON	1930	\$250,900.00
23	HMA S0.375	\$137.50	TON	1180	\$162,250.00
24	CONCRETE CURB	\$19.61	L.F.	5340	\$104,717.40
25	C.I.P CONC. WALK	\$9.17	S.F.	1880	\$17,239.60
26	GRAVEL PAVEMENT	\$34.63	C.Y.	3900	\$135,057.00
27	RIP RAP	\$75.14	C.Y.	14	\$1,051.96
28	GUIDE RAIL	\$45.00	L.F.	2660	\$119,700.00
29	SITE GRADING	\$2.00	S.Y.	34400	\$68,800.00
30	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.22	S.Y.	34400	\$41,968.00
31	F. GRADE, FERT, LIME, SEED & MULCH	\$4.28	S.Y.	34400	\$147,232.00
32	EROSION CONTROL BLANKET	\$1.65	S.Y.	14200	\$23,430.00
33	LANDSCAPING	\$92,000.00	L.S.	1	\$92,000.00
34	MITIGATION PLANTING	\$80,000.00	L.S.	1	\$80,000.00
35	SIGNS	\$305.00	EACH	4	\$1,220.00
36	SITE LIGHTING	\$5,000.00	EACH	23	\$115,000.00
37	SILT SACK (Catch Basin Insert - Regular Flow)	\$124.00	EACH	24	\$2,976.00
38	SILT FENCE	\$5.00	L.F.	4200	\$21,000.00
39	CONSTRUCTION ENTRANCE	\$1,521.00	EACH	2	\$3,042.00
40	PAVEMENT MARKINGS	\$5,000.00	L.S.	1	\$5,000.00
41	DUMPSTER ENCLOSURE	\$15,000.00	EACH	1	\$15,000.00
42	BIORETENTION FILTER	\$50,000.00	L.S.	1	\$50,000.00
43	INFILTRATION BASIN	\$30,000.00	L.S.	1	\$30,000.00
44	P-1 MICROPOOL EXTENDED DETENTION POND	\$40,000.00	L.S.	1	\$40,000.00
45	PRE-TREATMENT BASIN	\$20,000.00	L.S.	1	\$20,000.00
46	SUBSURFACE DETENTION SYSTEM (1.1DS)	\$150,000.00	L.S.	1	\$150,000.00

NATHAN L. JACOBSON & ASSOCIATES, INC.
 Consulting Engineers
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS
 Performance Bond

Project: Volz Cloverleaf
 1051 & 1055 Route 22
 Southeast, New York

Done by: JMD
 Date: 2/24/2023

Project No.: 0001-1059

Item No.	Item	Unit Cost	Unit	Quantity	Total
47	SUBSURFACE DETENTION SYSTEM (2.4DS)	\$110,000.00	L.S.	1	\$110,000.00
48	SUBSURFACE DETENTION SYSTEM (3.1DS)	\$80,000.00	L.S.	1	\$80,000.00
49	HYDRODYNAMIC SEPARATOR	\$15,000.00	EACH	2	\$30,000.00
50	JELLYFISH FILTER	\$30,000.00	EACH	1	\$30,000.00
51	12,000 GALLON CISTERN	\$40,000.00	L.S.	1	\$40,000.00
Subtotal:					\$3,292,807.40

SAY \$3,293,000.00

NATHAN L. JACOBSON & ASSOCIATES, INC.
 Consulting Engineers
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS
 Erosion & Sediment Control and Site Restoration Bond

Project: Volz Cloverleaf
 1051 & 1055 Route 22
 Southeast, New York

Done by: JMD
 Date: 2/24/2023

Project No.: 0001-1059

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	TEMPORARY SEDIMENT TRAP	\$2,500.00	EACH	3	\$7,500.00
2	SITE GRADING	\$2.00	S.Y.	73000	\$146,000.00
3	EROSION CONTROL BLANKET	\$1.65	S.Y.	14200	\$23,430.00
4	SILT SACK (Catch Basin Insert - Regular Flow)	\$124.00	EACH	24	\$2,976.00
5	SILT FENCE	\$5.00	L.F.	4200	\$21,000.00
6	CONSTRUCTION ENTRANCE	\$1,521.00	EACH	2	\$3,042.00
7	HYROSEED (FERT & MULCH)	\$0.80	S.Y.	73000	\$58,400.00
Subtotal:					\$262,348.00
SAY					\$262,300.00

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

INTRODUCED BY: LaPerch DATE: February 27, 2023
SECONDED BY: Galli

WHEREAS, an application is being made by **20 BRUSH HOLLOW ROAD, LLC** for a proposal to increase an outside storage area to 45,809 sq. ft. with fencing/landscape screening, four parking stalls, exterior lighting, retaining walls, and driveway alterations on a 2.99-acre property; and

WHEREAS, the property is identified as Tax Map Number 68.-2-46 and is located in the SR-6 Zoning District; and

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

- Statement of Use, prepared by J. Robert Folchetti & Associates, undated
- Stormwater Pollution Prevention Plan, prepared by J. Robert Folchetti & Associates, dated 2/3/23
- Amended Site Plans (7 sheets), prepared by J. Robert Folchetti & Associates, dated February 2023

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board/Architectural Review Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Long 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.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
J. King, Boardmember	<u>yes</u>	L. Eckardt, Boardmember	<u>absent</u>
G. Pangis, Boardmember	<u>absent</u>	W. Lewis, Boardmember	<u>yes</u>
C. Galli, 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 /
Architectural Review Board



TOWN OF SOUTHEAST

Planning Board / Architectural Review Board
1 Main Street
Brewster, NY 10509

February 27, 2023

Commissioner C/O
Barbara Barosa, AICP, Senior Planner
Putnam County Department of Planning, Development & Public Transportation
841 Fair Street
Carmel, NY 10512

Re: 20 Brush Hollow Road
GML §239-m

Dear Ms. Barosa,

The Planning Board/Architectural Review Board of the Town of Southeast is considering an application for site plan, conditional use permit and possibly wetland permit by 20 BRUSH HOLLOW ROAD, LLC for a proposal to increase an outside storage area to 45,809 sq. ft. with fencing/landscape screening, four parking stalls, exterior lighting, retaining walls, and driveway alterations. The proposed project is located in the SR-6 Zoning District on an approximately ±2.99-acre parcel located at 20 Brush Hollow Road, Putnam County, New York (Tax Map ID 68.-2-46).

The Planning Board/Architectural Review 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, Chairman
Town of Southeast Planning Board/Architectural Review Board

Attachment

cc: Town Attorney
Town Clerk
JR Folchetti & Associates

TOWN OF SOUTHEAST
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
APPLICATION REVIEW

MEETING DATE: February 27, 2023

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Jaipore Restaurant

ADDRESS & TAX NUMBER: 280 Route 22, Tax Map ID 78.-1-32

REPRESENTATIVE: Anthony Campanella, Campanella Fence

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: n/a

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Campanella Fence, dated 1/2/23
2. Statement of Use, prepared by Campanella Fence, dated 2/1/23
3. Survey of 280 BrewsterNY LLC, prepared by Terry Bergendorff Collins, dated 6/4/15
4. Color photos of existing fence from road marked to show new fence, no preparer, undated
5. Job Layout with Dimensions, prepared by Campanella Fence, undated
6. Fence Specifications by Illusions Vinyl Fence, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: T. J. Perch / road **DATE:** 2.27.2023

TOWN OF SOUTHEAST
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
APPLICATION REVIEW

MEETING DATE: February 27, 2023

SIGN REVIEW

STRUCTURE REVIEW

 Residential

 Commercial

NAME OF APPLICATION: Uncle Cheefs Live Music Lounge

ADDRESS & TAX NUMBER: 988 Route 22, Tax Map ID 68.05-2-24

REPRESENTATIVE: Bart Lansky, Partners Management

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 2/14/23 (Only for Signs with Variances)

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Partners Management, dated 2/9/23
2. Sign Specifications for 60" by 144" Wall Sign, prepared by Signarama, undated
3. Sign Specifications for Round 18.7 sq. ft. Wall Sign, prepared by Signarama, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: T. Jan Perch /ond DATE: 2.27.2023

**TOWN OF SOUTHEAST
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
RESOLUTION GRANTING EXTENSION OF TIME IN WHICH TO SATISFY THE
CONDITIONS OF CONDITIONAL FINAL PLAT APPROVAL**

INTRODUCED BY: LaPerch

DATE: February 27, 2023

SECONDED BY: Rush

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast previously granted conditional approval of the Final Plat by resolution dated 6/13/22, for a certain Project Development Plan known as **BAKER FARM SUBDIVISION**, located at 50 & 66 Enoch Crosby Road in the R-160 Zone, also known and designated as Tax Map Numbers 55.-1-5 & 9; and

WHEREAS, pursuant to Section 123-13.G(2) of the Code of the Town of Southeast, conditional approval of the final plat shall expire within 180 days of the resolution granting such approval, provided that the Planning Board may extend the approval by twelve periods of 90 days each if in the Planning Board's opinion such extension is warranted; and

WHEREAS, the Planning Board/Architectural Review Board is in receipt of a letter from the owner or their representative requesting an extension of time in which to satisfy the conditions of the conditional final plat approval; and

WHEREAS, the applicant has demonstrated that it has been diligently pursuing the conditions of final approval; and

NOW THEREFORE BE IT RESOLVED, that the Planning Board/Architectural Review Board of the Town of Southeast hereby grants the applicant two (2) 90 day extension of time, commencing on 12/13/22, in which to satisfy the conditions of the conditional final plat approval.

It is the responsibility of the applicant to track the time frame within which this extension will expire. There will be no written or verbal notification to the applicant from the Planning Board office prior to the expiration of this extension.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

yes

J. King, Boardmember

yes

L. Eckardt, Boardmember

absent

G. Pangis, Boardmember

absent

W. Lewis, Boardmember

yes

C. Galli, Boardmember

yes

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board /
Architectural Review Board