
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

September 26, 2016

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1 STARR LEA DEVELOPMENT, 44 Starr Lea Road** – Public Hearing to Review Application for a Wetland Permit

REGULAR SESSION:

- 1 NEW CINGULAR WIRELESS, 171 Joe's Hill Road** – Review of Request for Exemption from Site Plan and Conditional Use Permit Review
- 2 T-MOBILE - CROWN CASTLE, 1944 Route 22** – Review of Request for Exemption from Site Plan and Conditional Use Permit Review
- 3 TWO STARR RIDGE ROAD, 3 Starr Ridge Road** – Review of Request for Release of Performance Bond
- 4 COLLINS BROTHERS MOVING, CORP., 70 Fields Lane** – Review of Request for Release of Performance Bond
- 5 DREWVILLE MOBIL MART, 2495 Route 6** – Review of Request for Extension of Site Plan Approval
- 6 LYONS DEVELOPMENT, Starr Ridge Road** – Review of Request for Extension of Site Plan Approval
- 7 DONUTS BY DE BONIS, 1041 Route 22** – Review of Application for a Final Approval of Site Plan Amendment
- 8 AT&T, 87 Hillside Park** – Review of Application for a Final Approval of Site Plan Amendment
- 9 SALMONS DAILY BROOK, LOT 49** – Review of Application for a Wetland Permit
- 10 HENRY TREE SERVICE, 47 Prospect Hill** – Review of Application for Site Plan Amendment
- 11 GRAVINESE, 16 & 32 Reynwood Drive** – Review of Application for a Lot Line Adjustment

Approve Meeting Minutes from August 22, 2016

September 15, 2016

VAD

Agenda Subject to Change

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: 44 Starr Lea Road

S/B/L: 79.13-1-7.1 **Zone:** R-60

Description: Wetland permit for demolition of existing single family home and accessory structures, and construction of new single family home and patio in approximately the same area. The proposed project would disturb approximately 8,937 sf of the TOSE regulated wetland buffer.

Engineer: Putnam Engineering

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Type II

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

MAJOR/MINOR PROJECT: NA

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW STATUS REQUIRED?

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission (*Certificate of Appropriateness for driveway - Scenic and Historic Route*)
- Town Highway Department
- MS4 Permit
- E-911 Coordinator
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
8/8/16	Classified as Type II Action under SEQRA; set public hearing
9/26/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Open & Close public hearing
- 2) Grant wetland permit approval [**Pending Stephen Coleman Sign Off**]

NOTE: Building Inspector should refer the application to the Historic Sites Commission for driveway changes within the buffer of a Scenic and Historic Route.



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

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

MEMORANDUM

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

From: Stephen W. Coleman

Date: September 23, 2016

Re: **Starr Lea Development, LLC, 44 Starr Lea Road**

Materials Reviewed:

- Site Plans for Starr Lea Development LLC, as prepared by Putnam Engineering, PLLC, dated 01-07-16, last revised 08-25-16.
- Application materials dated 07-27-16.
- Cover letter dated 09-06-16 re- revised plan changes

Comments

Based upon a site visit on 07-26-16, and review of the survey and revised proposed site plans (revised 08-25-16), I offer the following additional comments in **bold text**.

1. The wetlands boundary accurately reflects existing field conditions that are present on the subject parcel. The wetlands boundary as depicted on the site plan is consistent with the criteria for delineating wetlands as outlined in Chapter 78 of the Code of the Town of Southeast. The wetland is a NYSDEC regulated wetland, which has been flagged by NYS personnel. No encroachment will occur within the 100 foot wetland buffer, so no further wetland permit review is required by NYSDEC
2. Based upon review of the proposed site plan, sufficient area exists to locate the proposed house footprint entirely outside of the 133-foot Town regulated wetland buffer. If this could be accomplished, the only remaining disturbance within the wetland buffer would be for an on-grade patio. If the only encroachment is for the patio, it is my recommendation that this application could then be considered a minor permit. The intent of Chapter 78 is to avoid wetland and wetland buffer impacts to the greatest extent feasible. It appears that changes to the proposed site plan layout could be made in an effort to further reduce the overall amount of wetland buffer disturbance.
 - **The plans have been revised to remove the house footprint outside of the 133-foot wetland buffer limit line. However, grading and work will be necessary within the regulated buffer during construction, due to house foot print right at 133-foot buffer line.**

- **The applicant should consider shifting the house slightly to the rear, which would increase the distance from the wetland buffer limit line and thereby, further reduce the amount of permanent buffer disturbance.**
 - **Encroachments within the wetland buffer will consist of grading for the house, construction of a patio on existing grade, removal of the existing septic system, installation of the footing drain and discharge, and the need for lawn area around that side of the foundation.**
 - **Due to house footprint right at the edge, a portion of the wetland buffer will be permanently disturbed for lawn area around the foundation and the proposed patio surface.**
3. If the house is shifted outside of the wetland buffer, it is my recommendation that the on-grade patio would be considered a temporary disturbance and that no additional mitigation is required.
- **Due to the proposed plans, a portion of the wetland buffer will be permanently converted to lawn area. It is my recommendation that this would be an acceptable impact, due that the majority of the wetland buffer slopes down towards the state wetland and there will be permanent demarcation along the entire length of the wetland buffer to prevent further disturbance. See comment under # 5.**
 - **The location and size of the proposed patio should be shown on the plans. The patio should be constructed with pervious materials that allow drainage and infiltration.**
4. If the applicant demonstrates that the house footprint cannot be located outside of the wetland buffer, then the total disturbance including the patio would be subject to mitigation. As per plans, a total of 8,937 square feet of buffer mitigation would be required. This would require supplementing the existing buffer with new plantings. The applicant should prepare a wetland mitigation plan for further review.
- **The plans should be revised to show how the planned wetland buffer disturbance will be permanently stabilized and the revised amount of square feet of disturbance provided.**
5. Some form of permanent demarcation (boulders, plantings, split rail fencing, wall) should be shown on the proposed site plan that separates the remaining wetland buffer from residential activities.
- **A post and rail fence or loose stone wall has been proposed within the wetland buffer to serve as a barrier. It is my recommendation that the fence/wall continue and extend to the end of the driveway. If a stone**

wall is used it should be a minimum of 3 feet in height, so that it is substantial enough to serve its purpose.

6. Erosion control measures are shown and appear adequate and define the limits of disturbance necessary for site work.
7. A three (3) year wetland buffer mitigation and monitoring plan should be prepared that follows the Town's standards. The applicant should request a copy of the Wetland Buffer Mitigation and Monitoring Plan format to be followed.

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



Jacobson

September 20, 2016

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

Re: Starr Lea Development
44 Starr Lea Road
Wetlands Review
NLJ #0001-0989

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through August 1, 2016:

- Item 1: Letter to Mr. Thomas LaPerch, Chairman from Mark Halstead, P.E., dated September 6, 2016.
- Item 2: Set of three (3) drawings entitled "SSTS Plan prepared for Starr Lea Development, LLC, property location, 44 Starr Lea Road, North Salem, NY 10560 (Town of Southeast) Putnam County, New York, Tax Map No. 79.13, Block 1, Lot 7.1", scale as noted, dated 06-07-16, last revised 08-25-26, prepared by Putnam Engineering, PLLC, Engineers – Architects.

The submitted information has adequately addressed the comments noted in our August 4, 2016 engineering review letter.

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. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
Putnam Engineering

**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 26, 2016

SECONDED BY: *Armstrong*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of a request for an exemption by New Cingular Wireless 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 & 36, in the Town of Southeast; and

WHEREAS, the Applicant proposes to replace three (3) existing panel antennas with the installation of three (3) panel antennas on the existing monopole and adding three (3) small remote radio head units and one (1) DC6 surge suppression dome on the existing antenna mounts, and to replace the existing related equipment at the base of the monopole with new equipment generally within the same footprint on the existing equipment platform; 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:

Drawing No. & Title; submitted by	Original Date; Last Revised
Letter to Chairman LaPerch from Lucia Chiochio of Cuddy & Feder	Dated 8/19/16
Structural Analysis Report, prepared by Tower Engineering Professionals	Dated 5/23/16
Color photos of monopole and compound	Dated 12/30/15
Radio Frequency Safety Survey Report Prediction, prepared by Sharo RF Services	Dated 8/12/16
T-01, Title Sheet, prepared by Tectonic Engineering	Dated 6/2/16
A-01, Site Plan, prepared by Tectonic Engineering	Dated 6/2/16
A-02, Equipment Plan, prepared by Tectonic Engineering	Dated 6/2/16
A-03, Elevation, prepared by Tectonic Engineering	Dated 6/2/16
A-04, Antenna Plan Layout, prepared by Tectonic Engineering	Dated 6/2/16
A-05, Antenna Mounting & Equipment Details, prepared by Tectonic Engineering	Dated 6/2/16
A-06, Equipment Details, prepared by Tectonic Engineering	Dated 6/2/16

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 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 involves the installation of antennas or other equipment clearly indicated as part of the original approval for the communication tower and facilities, including

approved additional users and collocation of approved equipment and including approved accessory structures (§138-54.1E(3)(a));

2. 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 (§138-54.1E(3)(b));
3. 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 (§138-54.1E(3)(c));
4. 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 (§138-54.1E(3)(d));
5. 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 (§138-54.1E(3)(e));
6. The existing structure previously obtained a conditional use approval for a telecommunications tower or facility (§138-54.1E(3)(f));

NOW THEREFORE, be it RESOLVED, the Planning Board finds that the application from New Cingular Wireless 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
yes
yes
abstain

D. Rush, Vice Chairman

yes
yes
yes

P. Wissel, Boardmember

D. Armstrong, Boardmember

E. Cyprus, Boardmember

M. Hecht, Boardmember

P. Jonke, Boardmember

The resolution was passed by a vote of 6 to 0, with 1 ^{abstaining} ~~absent~~.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board road



Jacobson

September 20, 2016

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

Re: New Cingular Wireless
171 Joe's Hill Road
Request for Exemption
NLJ #0001-0711

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through August 22, 2016:

- Item 1: Letter to Chairman LaPerch, and Members of the Planning Board, from Lucia Chiochio, dated August 19, 2016, accompanied by supporting materials.
- Item 2: Set of seven (7) drawings entitled " AT&T Site number NYNYNY0731 FA#10075066, Site Name: Lower Southeast Overlay, Scope: "LTE 3C-WCS", scale as noted, latest revision date shown 06/02/16.

The applicant has requested an exemption from conditional use permit and site development plan approval for the purpose of upgrading the panel antenna system on the existing monopole.

The work proposes to replace three existing panel antennas with new antennas along with three radio head units and one surge suppression dome. Minor modifications will be made within the equipment cabinet at the base of the monopole.

The proposed work will not require any site work or modifications to the existing infrastructure. As such, we would have no objection, to the granting of the requested exemption.

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

Very truly yours,

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



Jacobson

Mr. Thomas LaPerch, Chairman
Re: New Cingular Wireless
Request for Exemption
NLJ#0001-0711
September 20, 2016
Page 2

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Bruen
M. Levine
S. Coleman
W. Stephens, Jr.
M. Stancati
A. Ley
Cuddy & Feder, LLP



Environmental and Planning Consultants

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

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: September 22, 2016
Re: New Cingular Wireless Request for Exemption – 171 Joe’s Hill Road
cc: Cuddy & Feder

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

1. Letter to Chairman LaPerch from Lucia Chiocchio, dated August 19, 1016;
2. Site Plan Set (7 sheets) entitled " AT&T Site number NYNYNY0731 FA#10075066, Site Name: Lower Southeast Overlay, Scope: "LTE 3C-WCS", last revised 06/02/16.

The Applicant proposes to replace three existing panel antennas with new antennas, as well as three radio head units and one surge suppression dome. Minor modifications are proposed within the equipment cabinet at the base of the monopole. The installation would not increase the height of the tower or dimensions of the equipment area. As such, AKRF has no objections to the Planning Board granting an exemption for this application pursuant to §138-54.1.B(3).

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

INTRODUCED BY: *LaPerch*
 SECONDED BY: *Cyprus*

DATE: September 26, 2016

WHEREAS, the Planning Board of the Town of Southeast is in receipt of a request for an exemption by T-Mobile for a like-kind antenna replacement at a wireless telecommunications services facility located at 1944 Route 22, Tax Map No. 35.-2-3, in the Town of Southeast; and

WHEREAS, the Applicant proposes to replace six (6) existing panel antennas with the installation of nine (9) panel antennas and related equipment on the existing monopole, and to replace the existing related equipment at the base of the monopole with new equipment generally within the same footprint on the existing equipment platform; 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:

Drawing No. & Title; submitted by	Original Date; Last Revised
Letter to Chairman LaPerch from Cara Bonomolo of Snyder & Snyder	Dated 9/6/16
Structural Analysis Report, prepared by Matthew K. Lackey	Dated 3/21/16
RF Emissions Compliance Report, prepared by Sitesafe, Inc.	Dated 8/30/16
Short Environmental Assessment Form	Dated 8/31/16
T-1, Title Sheet, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
C-1, Overall Site Plan, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
C-2, Enlarged Site Plan, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
C-3, Tower Elevation & Antenna Orientation, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
C-4, Antenna, RRU & TMA Schedule, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
C-5, Plumbing Diagram, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
G-1, Grounding Plan & Details, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
SP-1, Specifications, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16
SP-2, Specifications, prepared by B+T Group	Dated 4/21/16; Last Revised 5/9/16

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 involves the installation of antennas or other equipment clearly indicated as part of the original approval for the communication tower and facilities, including approved additional users and collocation of approved equipment and including approved accessory structures (§138-54.1E(3)(a));
2. 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 (§138-54.1E(3)(b));
3. 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 (§138-54.1E(3)(c));
4. 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 (§138-54.1E(3)(d));
5. 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 (§138-54.1E(3)(e));
6. The existing structure previously obtained a conditional use approval for a telecommunications tower or facility (§138-54.1E(3)(f));

NOW THEREFORE, be it RESOLVED, the Planning Board finds that the application from T-Mobile 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

yes

P. Wissel, Boardmember

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

P. Jonke, Boardmember

yes

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



Jacobson

September 20, 2016

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

Re: T-Mobile Crown Castle
Site: NY09356
Brewster Business Park
Request for Exemption
NLJ #0001-0727

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through September 7, 2016:

- Item 1: Letter to Hon. Chairman LaPerch, and Members of the Planning Board, from Cara M. Bonomolo, dated September 6, 2016, Structural Analysis Report, Emissions Compliance Report, Short Environmental and Assessment Report.
- Item 2: Set of ten (10) drawings entitled "Brewster Business Park T-Mobile Site Number NY09356 Crown Castle BU Number/Application Number: 878866/339149 701D_WU21 Configuration, Brewster Business Park, Brewster, NY 10509, Existing 110'-0" Monopole", scale: as noted, latest revision date shown: 5/9/16, prepared by B+T Group.

The applicant has requested an exemption from conditional use permit and site development plan approval for the purpose of upgrading the panel antenna system on the existing monopole.

The work proposes to remove six existing panel antennas and install nine new panel antennas resulting in an additional three panels. Additionally, an equipment cabinet will be replaced at the base of the monopole.

The proposed work will not require any site work or significant modifications to the existing infrastructure. As such, we would have no objection, from an engineering standpoint, to the granting of the requested exemption.



Jacobson

Mr. Thomas LaPerch, Chairman
Re: T-Mobile Crown Castle
Site: NY09356
Request for Exemption
NLJ#0001-0727
September 20, 2016
Page 2

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. Bruen
M. Levine
S. Coleman
W. Stephens, Jr.
M. Stancati
A. Ley
Snyder & Snyder, LLP



Environmental and Planning Consultants

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www.akrf.com

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: September 22, 2016
Re: T-Mobile – 1944 Route 22 (Brewster Business Park)
cc: Snyder & Snyder

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

1. Letter to Chairman LaPerch from Cara M. Bonomolo, dated September 6, 2016 and attachments;
2. Site Plan Set (10 sheets) entitled "Brewster Bussiness Park T-Mobile Site Number NY09356 Crown Castle BU Number/Application Number: 878866/339149 701D_WU21 Configuration, Brewster Business Park, Brewster, NY 10509, Existing 110'-0" Monopole, last revised 5/9/16, prepared by B+T Group.

The Applicant proposes to remove six existing panel antennas and install nine new panel antennas. This would increase the number of panels by three. In addition, an equipment cabinet would be replaced at the base of the monopole. The installation would not increase the height of the tower or dimensions of the equipment area, nor would it substantially increase the bulk of the tower. As such, AKRF has no objections to the Planning Board granting an exemption for this application pursuant to §138-54.1.B(3).

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Two Starr Ridge

S/B/L: 68-2-1

Zone: GC-2

Description: This application is for an office building in the gateway corridor

Engineer: Joseph Buschynski, PE

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: unlisted/coordinated

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

Date: 11/9/09
 Date: 12/14/09
 Date:
 Date(s): 1/11/10

**LOCAL AND AGENCY REVIEW
 REQUIRED?**

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board (wetland permit/ARB)
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers (disturbance ≥ 1/10 acre)

1/11/10
 1/11/10
 1/11/10
 1/11/10

6/10/10
 5/19/10
 6/10/10
 Approved 2/10/11

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: 14ft variance for sign location
 Date Granted or Denied, and any conditions: Granted 3/15/10

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
3/24/08	Sketch Plan Review
5/8/09	Continued review
11/09/09	Declared intent to be lead agency. Set public hearing
12/14/09	Declared Lead Agency, open & continued PH to 1/11/10
1/11/10	Closed PH; Neg Dec; referred to ARB, ZBA, & Town Board (wetland permit)
3/14/11	Final site plan approval.
1/14/13	Reduction of performance bond
10/28/13	Reduction of performance bond deferred
11/25/13	Reduction of performance bond
9/26/16	

RECOMMENDED ACTION FOR MEETING: Consider reduction of performance bond

Town of Southeast

Planning Board
One Main Street
Brewster, NY 10509

September 27, 2016

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

RE: TWO STAR RIDGE, 3 Starr Ridge Road, Tax Map ID 68.-2-1

Dear Boardmembers:

At the 9/26/16 regular meeting of the Town of Southeast Planning Board, a motion was made to positively refer the above referenced application to the Town Board for the release of the Performance Bond currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
TWO STARR RIDGE	\$43,500.00


The Planning Board further resolved that the following maintenance bonds be posted as a condition of the release of the Performance Bond:

<u>BOND TYPE</u>	<u>DURATION</u>	<u>AMOUNT</u>
LANDSCAPE	2 YEARS	\$6,000.00
STORMWATER MAINTENANCE	4 YEARS	\$4,200.00

The applicant is also required to fund an Escrow Account with \$750.00 at the Planning Board Office as part of their guarantee that annual inspections will be completed in accordance with the Stormwater Pollution Prevention Plan.

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,


Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Attorney
Town Clerk
Town Engineer
Building Inspector
Hogan & Rossi
Planning Board File



Jacobson

September 23, 2016

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

Re: Two Starr Ridge Corporation
3 Starr Ridge Road
Request for Release of Bond
NLJ #0001-0896

Dear Mr. LaPerch:

As requested, we have made recent inspections at the above referenced project and determined that the site improvements have been satisfactorily completed and are generally in accordance with the approved plans incorporating any approved field changes. In addition, we have reviewed the following items submitted in connection with this request for bond release:

- Item 1: Letter to Mr. Donald Rossi, Esq. from Beth Evans, PWS, dated November 20, 2015 certifying to completion of mitigation and basin plantings.
- Item 2: Letter to Thomas Fenton, PE, from Charles Gardner, RLA dated April 7, 2016 certifying to compliance with final Landscape Plan.
- Item 3: Email to Thomas Fenton, P. E, from Joe Buschynski, P.E, dated December 5, 2013 certifying to completion of the stormwater filter basin and associated stormwater control practices.
- Item 4: Letter to Nathan L. Jacobson & Associates from Joseph J. Buschynski, P.E. dated August 22, 2016, certifying to completion of all site improvements.
- Item 5: As Built Drawing entitled: "Survey of Property prepared for Two Starr Ridge Road Corp. being 3 Starr Ridge Road situate in Town of Southeast, Putnam Co., NY" scale 1"=30', dated June 24, 2016, prepared by Terry Bergendorff Collins, L.S.

It is our understanding that the performance bond held for this project is currently is in the amount of \$43,500. In that all site improvements are now completed and the supporting documentation from the Applicant's Consultants has been provided, we have no objection to release of this bond subject to posting of required maintenance bonds as follows:

- A two year maintenance bond to guarantee the viability of all landscape plantings in the amount of 20% of the landscaping cost from the original bond estimate. For this project the required landscaping maintenance bond is \$6,000.



Jacobson

Mr. Thomas LaPerch, Chairman
Re: Two Starr Ridge Corporation
3 Starr Ridge Road
Request for Release of Bond
NLJ #0001-0896

September 23, 2016

Page 2

- A four year guarantee for the stormwater management practices to cover any modifications, corrections or material failures in the amount of 10% of the cost of these items from original bond estimate. For this project the required stormwater bond is \$4,200.


The guarantee period for the maintenance bonds can begin at the time the improvements were certified as complete.

In addition, §119-13 of the Town Code indicates that the developer shall fund or otherwise guarantee an inspection and maintenance program for the stormwater management system for a period of no less than 10 years. In this regard, a Stormwater Management Facilities Maintenance Agreement and associated Easement have been provided by the Applicant. These documents should be reviewed by the Town Attorney and executed. To guarantee that annual inspections are completed in accordance with the project Stormwater Pollution Prevention Plan, it is recommend that the Applicant establish an escrow account with the Planning Board in the amount of \$750 to cover the cost of an annual stormwater inspection and report; whereby the Town could undertake the annual inspection if the Applicant failed to do so.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.


Thomas H. Fenton, P.E.

THF:thf

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

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Collins Brothers

S/B/L: 78.-2-9

Zone: OP-1

Description: The Applicant proposes to construct an approximately 3,486 square foot building to house a maintenance shop for the Collins Brothers Moving trucks and vans. They propose to place the building at the rear of an existing building. The location was chosen to limit potential impacts to wetlands, current operations, and visual impacts from Fields Lane. The Applicant requires a variance for maximum building coverage (28% where 25% is maximum), minimum side yard (5' where 50' is required), and minimum side parking setback (5' where 25' is required).

Engineer: Insite

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Unlisted

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

MAJOR/MINOR PROJECT: Minor Project

Date Classified: 2/23/15

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

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: Maximum building coverage (28% where 25% is maximum), minimum side yard (5' where 50' is required), and minimum side parking setback (5' where 25' is required).

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
2/23/15	1) Declare Intent to be Lead Agency (Unlisted/Coordinated); 2) Classify Action as Minor Project; 3) waived Public Hearing
3/23/15	1) Declare Lead Agency; 2) Consider Neg Dec; 3) Refer to ARB & ZBA
7/13/15	Consider final site plan approval
9/26/16	

RECOMMENDED ACTION FOR MEETING: Consider reduction of performance bond

Town of Southeast

**Planning Board
One Main Street
Brewster, NY 10509**

September 27, 2016

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

RE: COLLINS BROTHERS MOVING, 70-72 Fields Lane, Tax Map ID 78.2-9

Dear Boardmembers:

At the 9/26/16 regular meeting of the Town of Southeast Planning Board, a motion was made to positively refer the above referenced application to the Town Board for the release of the Performance Bond currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
COLLINS BROTHERS MOVING	\$2,100.00

The Planning Board further resolved that the following maintenance bond be posted as a condition of the release of the Performance Bond:

<u>BOND TYPE</u>	<u>DURATION</u>	<u>AMOUNT</u>
LANDSCAPE	2 YEARS	\$572.00

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,


Thomas LaPerch, Chairman
Southeast Planning Board

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



Jacobson

September 23, 2016

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

Re: Collins Brothers Moving Corporation
Fifth Avenue Investors
70 Fields Lane
Request for Release of Bond
NLJ #0001-0966

Dear Mr. LaPerch:

As requested, we have made recent inspections at the above referenced project and determined that the site improvements have been satisfactorily completed and are generally in accordance with the approved plans. In addition, we have reviewed the following items submitted in connection with this request for bond release:

- Item 1: Letter to the Town of Southeast Planning Board from Jeffrey J. Contelmo dated August 25, 2016.
- Item 2: Drawing entitled "Landscape As-Built, Collins brothers Moving Corporation, Fifth Avenue Investors, 70 Fields Lane, Town of Southeast, Putnam County, New York" scale 1"=30', dated 6-22-16, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Item 3: Drawing entitled "As Built Survey of a Portion of Property Prepared for Collins Brothers, Inc. Situate in the Town of Southeast Putnam County, New York: Scale 1"=30' dated May 25, 2016, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.

It is our understanding that the performance bond held for this project is for erosion controls and restoration, and is in the amount of \$2,100. In that all site improvements are now completed and the supporting documentation from the Applicant's Engineer has been provided, we have no objection to release of this bond subject to posting of required maintenance bonds as follows:

- A two year maintenance bond to guarantee the viability of all landscape plantings in the amount of 20% of the landscaping cost from the original bond estimate. For this project the required landscaping maintenance bond is \$572.



Jacobson

Mr. George Rohrman, Chairman
Re: Collins Brothers Moving Corporation
Fifth Avenue Investors
70 Fields Lane
Request for Release of Bond
NLJ #0001-0966

September 23, 2016
Page 2

The guarantee period for the bonds can begin at the time the improvements were certified as complete.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Thomas H. Fenton, P.E.

THF:thf

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

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Drewville Realty

S/B/L: 67.6-1-40

Zone: GC-1

Description: Application to amend site plan and special permit to add more parking, a new sign, and change the hours of operation to 24/7.

Engineer: Edmond Loedy

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Unlisted/Coordinated

Date: 3/9/15
 Date:
 Date:
 Date(s):

MAJOR/MINOR PROJECT: Minor Project

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

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board (Special Permit for Retail)
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: Lot coverage, open space, parking setback
 Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
3/9/15	Declare Intent to be Lead Agency (Unlisted/Coordinated); Classify as Minor Project; Set Public Hearing
4/13/15	Opened and continued public hearing
4/27/15	Opened and continued public hearing
5/11/15	(1) Declare Lead Agency; (2) Open & Close PH; (3) Consider Negative Declaration; and (4) Refer to ZBA and ARB.
7/27/15	Final Site Plan approval; referred performance bond to TB
9/26/16	

RECOMMENDED ACTION FOR MEETING: Consider extension of site plan approval

**TOWN OF SOUTHEAST
RESOLUTION
EXTENSION OF FINAL APPROVAL**

INTRODUCED BY: D. Rush

DATE: September 26, 2016

SECONDED BY: D. Armstrong

WHEREAS, the Planning Board of the Town of Southeast has previously granted Final Approval by resolution dated 7/27/15, for a certain Project Development Plan known as **DREWVILLE HEIGHTS REALTY** aka DREWVILLE MOBIL, located at 2495 Route 6 in the GC-1 Zone, also known and designated as Tax Map Number 67.6-1-40 and,

WHEREAS, the Planning Board is in receipt of a letter from the owner or their representative requesting an extension of the Final Approval for an additional period of one (1) year so that the applicant will be able to maintain Amended Site Plan Approval; and,

WHEREAS, the Planning Board of the Town of Southeast is disposed by the Zoning Ordinance of the Town of Southeast to grant or deny such extension of Final Approval,

NOW, THEREFORE, be it

RESOLVED, that an extension of the Final Approval for the Project development Plan known as DREWVILLE HEIGHTS REALTY aka DREWVILLE MOBIL is hereby granted for a period of one (1) year, commencing on 7/27/16 and subject to the conditions of said Final Approval.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>recused</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, Boardmember	<u>yes</u>		

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

P. Rush
D. Rush, Acting Chairman
Southeast Planning Board

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Lyons Development – Starr Ridge

S/B/L: 68.-2-2

Zone: GC-2

Description: 16,000 gsf, 2-story, general business/office/retail building on 3.2 ace lot on the corner of Starr Ridge Rd and Route 6.

Engineer: Bibbo

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: Unlisted

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

Date: 7/8/15
Date: 3/9/15
Date:
Date(s):

MAJOR/MINOR PROJECT: Major Project

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

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board (Special Permit for Retail)
- Town of Southeast ARB
- Wetland Permit (TBD – site plan shows hydric soils)
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
7/8/13	Classified as Major Project; declared Intent to be Lead Agency
3/9/15	Declared Lead Agency; Set Public Hearing
4/13/15	Open/close Public Hearing
4/27/15	Negative Declaration; referred to ARB & Town Board
9/28/15	Final Site Plan approval; Refer performance bond to Town Board
9/26/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Consider extension of site plan approval

**TOWN OF SOUTHEAST
RESOLUTION
EXTENSION OF FINAL APPROVAL**

INTRODUCED BY: *LaPerch*

DATE: September 26, 2016

SECONDED BY: *Jonke*

WHEREAS, the Planning Board of the Town of Southeast previously granted Final Approval by resolution dated 9/28/15, for a certain Project Development Plan known as **LYONS DEVELOPMENT**, located at 1 Starr Ridge Road in the SR-6 Zone, also known and designated as Tax Map Number 68.-2-2and,

WHEREAS, the Planning Board is in receipt of a letter from the owner or their representative requesting an extension of the Final Approval for an additional period of one (1) year so that the applicant will be able to maintain Amended Site Plan Approval; and,

WHEREAS, the Planning Board of the Town of Southeast is disposed by the Zoning Ordinance of the Town of Southeast to grant or deny such extension of Final Approval,

NOW, THEREFORE, be it

RESOLVED, that an extension of the Final Approval for the Project development Plan known as LYONS DEVELOPMENT is hereby granted for a period of one (1) year, commencing on 9/28/16 and subject to the conditions of said Final Approval.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>abstain</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, Boardmember	<u>yes</u>		

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

T. LaPerch

T. LaPerch, Chairman
Southeast Planning Board

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Donuts by DeBonis, Inc. **S/B/L:** 68.5-2-21 **Zone:** GC-2

Description: The removal of portions of existing asphalt pavement and the installation of proposed asphalt pavement for the re-delineation of parking spaces onsite and proposed landscaping to screen said parking areas.

Engineer: Jeffrey J. Contelmo, PE, Insite Engineering, Surveying & Landscape Architecture, P.C.

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Type 2

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

MAJOR/MINOR PROJECT: Minor Project

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

LOCAL AND AGENCY REVIEW STATUS

REQUIRED?

Yes No

- Town Board
- Town of Southeast ARB *(No changes proposed to previously approved plans, new referral not required)*
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- E-911
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT (Highway Work Permit for entrance improvements)
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:
Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
4/13/15	1) Classified as Type 2 Action and Minor Project; 2) waived public hearing; 3) referred to ARB & ZBA
7/13/15	Final Site Plan approval; Recommended establishment of performance bond
8/22/16	Classified as Type 2 Action under SEQRA and TOSE Minor Project; waived public hearing.
9/26/16	

RECOMMENDED ACTION FOR MEETING:

1) Consider final site plan approval.

**TOWN OF SOUTHEAST, NY
RESOLUTION
SITE PLAN APPROVAL**

INTRODUCED BY:

LaPerch

DATE: September 26, 2016

SECONDED BY:

Wine

WHEREAS, DONUTS BY DE BONIS as the Applicant/Owner of certain properties located 1041 Route 22 in the SR-6 Zoning District in Town of Southeast and known and designated as Tax Map Number 68.5-2-21 has submitted an application for Site Plan approval for the proposed removal of portions of existing asphalt pavement and the installation of proposed asphalt pavement for the re-delineation of parking spaces onsite and proposed landscaping to screen said parking areas (the "Proposed Project"); and,

WHEREAS, the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, Classified this as a TYPE II Action on or about 8/22/16, indicating that no further environmental review was required;

WHEREAS, the Town of Southeast Planning Board (the "Planning Board") has thoroughly reviewed the application and the following documents and plans, as well as memos from its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
Memorandum to Chairman LaPerch from Insite Engineering	8/29/16
SP-1, Amended Site Plan, prepared by Insite Engineering	7/29/16
D-1, Details & Notes, prepared by Insite Engineering	7/29/16

; 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 Planning Board is in receipt of a referral dated 5/27/15 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

NOW THEREFORE BE IT 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 Approval for the Proposed Action, 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 Action, 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 Action shall be constructed in coordination with the approved site improvements for the Donuts by DeBonis including all stormwater and wastewater treatment systems and conveyance systems.
6. The Applicant is granted approval based on generic review by the Architectural Review Board of building design and elevations and will have to seek a second review if modifications to the approved design are made. The Proposed Action shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed by the Architectural Review Board and approved by the Planning Board.
7. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board one full set of final full-sized plans and five 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 recommended by the Architectural Review Board and 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.

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 2016 construction costs. If the construction is not begun during the calendar year 2016, 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. All construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits shall still be applicable except and only to the extent that same are modified herein. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as a waiver of past conditions not recited herein.

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.

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

yes

D. Rush, Vice Chairman

yes

P. Wissel, Boardmember

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

recused

P. Jonke, Boardmember

yes

The resolution was

passed

by a vote of

6

to

0

, with

1

~~absent.~~

recused

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



Jacobson

September 20, 2016

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

Re: Donuts by DeBonis
1041 Route 22
Final Site Plan
NLJ #0001-0971

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through August 31, 2016:

- Item 1: Letter from Jeffrey J. Contelmo, P.E. to Chairman LaPerch and Members of the Board, dated August 29, 2016.
- Item 2: Town of Southeast Application for Final Site Plan Approval dated 8/23/16, accompanied by Town of Southeast Site Plan Application Checklist.
- Item 3: Set of two (2) drawings entitled: "Donuts by DeBonis, 1041 Route 22, Town of Southeast, Putnam County, New York", scale as noted, dated 07-29-16, prepared by Insite Engineering Surveying & Landscape Architecture, P.C.

The subject application proposes renew the previously approved amended site plan application. The application proposes to reconfigure portions of the paved parking area to create an additional four parking spaces. Landscaping is also proposed to help screen the onsite parking. The subject parcel is pre-existing non-conforming with regards to minimum lot area, maximum lot coverage, open space requirement and minimum parking setbacks.

We have no objection to the renewal of the subject application. Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Donuts by DeBonis

1041 Route 22

Final Site Plan

NLJ #0001-0971

September 20, 2016

Page 2

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

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

M. Bruen
M. Stancati
A. Ley
Insite Engineering

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: AT&T Generator – 87 Hillside **S/B/L:** 67.-1-38.-2 **Zone:** R-160

Description: The applicant proposes to install a 50kW diesel generator on a 3’x10’ concrete pad to be located within the existing fenced cell tower compound site.

Engineer: Brandie Webster, FDHVelocitel

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Type II

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

MAJOR/MINOR PROJECT: Minor Project

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

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board (ARB Review)
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
4/11/16	1) Classify as Type II Action and TOSE Minor Project 2) Refer to ARB 3) Consider waiving the Public Hearing
9/26/16	

RECOMMENDED ACTION FOR MEETING:

Consider final site plan and conditional use permit approval

**TOWN OF SOUTHEAST, NY
RESOLUTION
SITE PLAN APPROVAL**

INTRODUCED BY:

fa Purch

DATE: September 26, 2016

SECONDED BY:

Jonke

WHEREAS, AT&T as the Applicant/Owner of certain properties located 87 Hillside Park in the R-160 Zoning District in Town of Southeast and known and designated as Tax Map Number 67.-1-38.-2 has submitted an application for Site Plan approval to add a generator to an existing cell tower compound (the “Proposed Project”); and,

WHEREAS, the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, classified this as a Type II Action on or about 4/11/16, indicating that no negative environmental impact would exist;

WHEREAS, the Town of Southeast Planning Board (the “Planning Board”) has thoroughly reviewed the application and the following documents and plans, as well as memos from its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
Memorandum to Victoria Desidero from FDH Velocitel	9/1/16
T-1, Title Sheet, prepared by Black & Veatch	3/5/14
C-1, Site Plan, prepared by Black & Veatch	3/5/14
C-1.1, Enlarged Site Plan, prepared by Black & Veatch	3/5/14
C-1.2, Equipment Layout, prepared by Black & Veatch	3/5/14
C-3, Automatic Transfer Switch Details, prepared by Black & Veatch	3/5/14
C-4, Equipment Details, prepared by Black & Veatch	3/5/14
C-5, Equipment Details, prepared by Black & Veatch	3/5/14
E-1, Electrical Conduit Routing Layout, prepared by Black & Veatch	3/5/14
E-2, Electrical Details, prepared by Black & Veatch	3/5/14
E-3, Electrical Details, prepared by Black & Veatch	3/5/14
E-4, Alarm Details, prepared by Black & Veatch	3/5/14
G-1, Grounding Details, prepared by Black & Veatch	3/5/14
G-2, Grounding Details, prepared by Black & Veatch	3/5/14
GN-1, Legend & Abbreviations, prepared by Black & Veatch	3/5/14
GN-2, General Notes, prepared by Black & Veatch	3/5/14
GN-3, General Electrical Notes, prepared by Black & Veatch	3/5/14
GN-4, General Structural Notes, prepared by Black & Veatch	3/5/14

; 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 Planning Board is in receipt of a referral dated 8/26/16 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

NOW THEREFORE BE IT 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 Approval for the

Proposed Action, 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 Action, 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 Action shall be constructed in coordination with the approved site improvements for the AT&T Hillside including all stormwater and wastewater treatment systems and conveyance systems.
6. The Applicant is granted approval based on generic review by the Architectural Review Board of building design and elevations and will have to seek a second review if modifications to the approved design are made. The Proposed Action shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed by the Architectural Review Board and approved by the Planning Board.
7. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board one full set of final full-sized plans and five 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 recommended by the Architectural Review Board and 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.

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 2016 construction costs. If the construction is not begun during the calendar year 2016, 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. All construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits shall still be applicable except and only to the extent that same are modified herein. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as a waiver of past conditions not recited herein.

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.

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

yes

D. Rush, Vice Chairman

yes

P. Wissel, Boardmember

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

P. Jonke, Boardmember

yes

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



Jacobson

September 20, 2016

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

Re: AT&T
87 Hillside Avenue
Emergency Generator
NLJ #0001-0818

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through April 4, 2016:

- Item 1: Letter to Town of Southeast Planning Board Brandie Webster, dated September 1, 2016.
- Item 2: Town of Southeast Application for Final Site Plan Approval dated 05-26-16.
- Item 3: Set of nineteen (19) drawings entitled "NYCNNY2732 10105025 Brewster II, 87 Hillside Park, Brewster, NY 10509 AT&T Generator Add Monopole", scale as noted, latest revision date shown 03-05-14, prepared by Black & Veatch Corporation.

The subject application proposes to install a 50 kW diesel backup emergency generator within the existing fenced enclosure.

It that the application proposes no site work to occur outside of the fenced enclosure, we would have no objection should the Planning Board choose to approve the subject application.

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.

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

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Salmons Daily Brook

S/B/L: 42.-2-14

Zone: R-60

Contact: Ross Alan

Description: Wetland permit application for +/- 1 acre of wetland buffer disturbance for the construction of a 3-bedroom home, driveway, well, and subsurface sewage disposal system. Plan is a revision of a plan denied a wetland permit by the Town Board 7/20/06.

Engineer: Joseph Buschynski, Bibbo Associates

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: unlisted/coordinated

- Intent to Declare Lead Agency Date:
- Declare Lead Agency Date:
- EAF Submitted Date:
- Determination of Significance by Board Date(s):

MAJOR/MINOR PROJECT: Major Wetland Permit

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names: Project never previously approved.

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- E-911 Coordinator
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:	
Date	Discussion/Decisions/Resolutions
10/22/07	Discussion of wetland consultant memo- request for more information, revisit of the wetland delineation in Spring 2008.
9/26/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Declare Intent to be Lead Agency (Unlisted Action/Coordinated)
- 2) Classify as TOSE Major Wetland Permit
- 3) Set Public Hearing

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

INTRODUCED BY: LaPerch

DATE: September 26, 2016

SECONDED BY: Wissel

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a Wetland Permit, and other supporting documents for a project entitled **SALMONS DAILY BROOK LOT 49**; and

WHEREAS, the proposed project is located at 4 Salmons Hollow Road in the R-60 Zoning District in the Town of Southeast and identified as Tax Map ID 47.-2-14; and

WHEREAS, the applicant seeks a wetland permit for +/- 1 acre of wetland buffer disturbance for the construction of a three-bedroom home, driveway, well, and subsurface sewage disposal system; 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>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>abstain</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, Boardmember	<u>yes</u>		

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

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

MEMORANDUM

To: Thomas LaPerch, Chairman
Members of the Planning Board

From: Stephen W. Coleman

Date: September 25, 2016

Re: **Lot 49 Salmons Daily Brook Estates, tax map # 47-2-14**
Wetland Permit Application, Wetland Review

Information Reviewed:

- Wetlands Permit Application Forms
- Proposed Site Plan last revised 10-17-08, and background Letter and materials dated 09-06-2016 from J. Hogan, Hogan and Rossi, Esq.

Based upon review of the above materials and a field site visit with the applicant's wetland consultant on 07-05-2016, I offer the following recommendations regarding the pending wetlands permit application for Lot # 49, Salmons Daily Brook Estates.

Background

The subject property is an existing lot that was part of a subdivision approved in the late 1980's referred to as "Milltown Estates". The subject lot is severely constrained by wetlands and the regulated wetland buffer (166 feet). In 2005, the Conservation Commission reviewed and recommended approval of the site plan and wetland permit to the Town Board. At the time, the PCHD requested some modifications to the SSTS and the applicant withdrew their request for Town Board approval due to necessary revisions as a result of PCHD review. In 2007, the PCHD indicated that they would approve the SSTS (see the above referenced letter) subject to approval of a wetlands permit from the Town of Southeast. In 2007, the Wetlands Inspector requested that the wetlands boundary be updated if necessary from the original delineation completed in 2005. The wetlands delineation was updated and submitted on the revised site plan and confirmed. My office reviewed a proposed wetland application in March 2009, and prepared a follow up memo to the Town Board in August of 2009. At the time, the Town Board had several issues associated with this application and requested additional information. The subject parcel clearly had extensive amounts of fill materials added to the site in the past. The Town Board requested further analysis of the potential impacts of the placement of fill materials on the subject lot for the SSTS, and to address issues with the adjoining neighbor regarding potential flooding impacts due to impacts to the wetland.

I had not received any new information regarding this parcel since 2009. In June of this year, I was approached by the applicant's attorney to re-confirm the prior wetland delineation. Due to the amount of time that had lapsed, I requested that the wetland boundary be re-flagged and re-confirmed to determine whether any changes have occurred. I met Beth Evans on 07-05-2016 to review the re-established wetland boundary and determined that the wetland boundary as

shown accurately reflects the current extent of wetlands that are present on the subject parcel. As per conversation with Beth Evans, she indicated that several of the prior issues with the adjacent neighbor and the Board of Health Department had been resolved.

Existing Conditions

The subject parcel is the last remaining lot within the Salmons Daily Brook Estates. The majority of the parcel consists of wetlands and the 166 foot Town regulated wetland buffer. The wetlands are located along the western boundary. The entire proposed house, driveway and primary and expansion reserve septic system is located within the wetland buffer.

It is not clear whether this parcel was approved as a building lot at the time of the original subdivision. If the record demonstrates that this is an approved building lot, then the Town is forced to allow a reasonable development and provide as much protection of the existing wetland and wetland buffer area.

The intent of Chapter 78 is to avoid wetland and wetland buffer impacts to the greatest extent feasible. The majority of the parcel with the exception of two small areas along Milltown Road are within regulated wetland areas. This application is totally counter to the intent of Chapter 78. The application as proposed offers no mitigation of wetland or wetland buffer impacts. The only way the proposed septic system will work is that extensive fill (3-3.5 feet) is required, plus a curtain drain to raise the septic system above the water table.

Comments

1. The wetland delineation report should be updated to reflect the current conditions and the re-established wetland boundary.
2. The site plan should provide a notation of the date the wetlands boundary was re-established and confirmed.
3. The proposed plan will result in permanent alteration of the functions provided by the wetland buffer. The amount of wetland buffer disturbance should be quantified and shown in a table on the site plan.
4. As per Chapter 78, the applicant should provide explanations of any alternatives that have been considered to reduce overall disturbance within the wetland buffer. For example, a smaller building footprint, reduction in the number of bedrooms, re-orientation of the building layout to remove it further from the edge of the wetland, switching the primary and expansion so that the primary system is further away from the wetland edge, use of walls to reduce the extent of grading required, pervious materials for the driveway and walkways, and shifting the house closer to Milltown Road, and placing the driveway in the front yard setback to Milltown Road.
5. As per Chapter 78, a mitigation plan should be prepared that replaces on a 1:1 replacement ratio for proposed buffer disturbance. Suggested mitigation measures should include plantings of available areas within the wetland buffer, the use of walls around the perimeter of the proposed septic areas to reduce grading, permanent fencing or barriers that protect as much as possible remaining buffer area, and removal of invasive plant species within the wetland and wetland buffer in an attempt to meet the replacement criteria.

6. The proposed site plan shows a split rail fence along the edge of the wetland. The proposed fence could be moved further away from the wetland edge to preserve more buffer area and the buffer could then be planted with native vegetation to help provide more of a filter to trap excess nutrients from entering the wetland.
7. Based upon the current site plan, there are areas that could be mitigated. The applicant's wetlands consultant should be requested to review the site and come up with possible mitigation strategies for reducing impacts to the wetland and wetland buffer area.
8. The proposed location of the rain garden to satisfy stormwater requirements could be re-located and also made part of a much larger wetland buffer mitigation strategy that could include treatment of run-off volumes.
9. The applicant's attorney had requested consideration to encroach within the wetland to shift the house footprint. I am fundamentally opposed to allowing any encroachment within the wetland than what has previously occurred due to the amount of fill that was previously placed in wetland areas. In addition, as noted in comment # 3 above, the applicant has not provided any information regarding measures that have been explored to reduce and minimize impacts.
10. The applicant should provide documentation from the Board of Health that the proposed SSTS has been reviewed and meets current standards. As noted above, the SSTS plan should be reviewed to determine if the primary can be relocated to the proposed expansion area, as it is further away from the wetland edge.
11. The proposed rain garden should be reviewed by the Town Engineer for compliance with the Town's and NYSDEC standards for stormwater.

This completes my preliminary comments at this time. The applicant should address the above comments and provide a revised site plan for further review. Please let me know if you have further questions or require additional information.



Jacobson

September 22, 2016

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

Re: Lot #49 Salmons Daily Brook Estates
Milltown Road and Salmons Hollow Road
Wetlands Permit Application
NLJ #0001-0887

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through September 13, 2016:

- Item 1: Letter to Hon. Thomas LaPerch, Chairman from John J. Hogan, dated September 6, 2016.
- Item 2: Town of Southeast Application for Wetland Permit dated 9/6/16 accompanied by Short Environmental Assessment Form.
- Item 3: Set of two (2) drawings entitled "Site & Sewage Disposal System Plan property of Ross Alan, Inc.", Scale as noted, dated 8-9-05 and last revised 10-17-08, prepared by Bibbo associates, LLP.

In 2009, the Planning Board recommended approval of the subject wetlands application but the Applicant did not pursue the permit. The Applicant is re-applying for a wetland permit with no modifications to the site since the 2009 recommendation from the Planning Board.

We have the following comments:

- I. The current area of disturbance for the proposed project exceeds 5,000 s.f. As such, this project will require coverage under the current State Pollution Discharge Elimination System (SPDES) Construction Stormwater General Permit (GP-0-10-001) is required. As the Town of Southeast is designated as the regulating Municipal Separate Storm Sewer System (MS-4), the Town is responsible for review of the SWPPP and must submit an MS-4 Acceptance Form to the NYSDEC upon completion of that review. Additionally, if the land disturbance for this



Mr. Thomas LaPerch, Chairman
Re: Lot #49 Salmons Daily Brook Estates
Milltown Road and Salmons Hollow Road
Wetlands Permit Application
NLJ #0001-0887
September 22, 2016
Page 2

project exceeds 1 acre, the SWPPP must include Post Construction Stormwater Management Practices. We would recommend that the Site Plan include a limit of disturbance line to clearly indicate the disturbance area for determining if Post Construction Stormwater Management Practices will be required.

2. As noted in our January 7, 2009 review letter, with respect to the proposed rain garden, we would recommend that the rain garden be allowed to discharge over a level grass weir along its western edge of the embankment. This would avoid a point discharge directly to the wetlands.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'J.M. Dillon'.

Joseph M. Dillon, P.E.

JMD:jmd

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

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Bill Henry Tree Service

S/B/L: 56.12-1-6

Zone: ED

Description: Applicant proposes to construct 55'x65' contractor's building, 55'x 65' canopy with outdoor storage beneath, and associated parking areas.

Engineer: Insite

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Unlisted

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

MAJOR/MINOR PROJECT: Major Project

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- E-911 Coordinator
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
9/26/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Declare Intent to be Lead Agency (Unlisted Action/Coordinated)
- 2) Classify as TOSE Major Project (development area greater than 10,000 sf)
- 3) Set Public Hearing

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

INTRODUCED BY: LaPerch

DATE: September 26, 2016

SECONDED BY: Cyprus

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for Site Plan Amendment, and other supporting documents for a project entitled **HENRY TREE SERVICE**; and

WHEREAS, the proposed project is located at 47 Prospect Hill Road in the ED Zoning District in the Town of Southeast and identified as Tax Map ID 56.15-1-6 ; and

WHEREAS, the applicant proposes to construct a 55'x65' contractor's building, a 55'x 65' canopy with outdoor storage beneath, and associated parking areas; 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>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 7 to 0, with 0 absent.

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



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

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

MEMORANDUM

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

From; Stephen W. Coleman

Date: September 23, 2016

Re: **Henry Tree Service, 47 Prospect Hill Road – wetlands investigation**

At the request of the applicant, I completed a site visit on 07-26-16 and confirmed that there are no wetlands located on the subject parcel. A wetland is present and located immediately adjacent to the parcel to the south. The regulated Town of Southeast wetland buffer (166 feet) does extend into the property. However, the proposed development is clearly located outside of the regulated wetland buffer area. Therefore, no wetlands permit would be required for this application.



Jacobson

September 22, 2016

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

Re: Bill Henry Tree Service
47 Prospect Hill Road
Amended Site Plan
NLJ #0001-0992

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through September 7, 2016:

- Item 1: Letter to Chairman LaPerch and Members of the Board from John M. Watson, P.E. dated September 6, 2016.
- Item 2: Town of Southeast Application for Site Plan Approval dated 9/9/16, accompanied by Town of Southeast Site Plan Application Checklist, Statement of Use, Waiver request letter dated 9/6/16, Program for Completion, Construction and Occupancy, Short Environmental Assessment Form, List of Properties within 500 feet, Aerial Map and Wetlands Delineation Report.
- Item 3: Drawing entitled "Topographic Survey of Property prepared for Bill Henry tree Service, Inc. situate in the Town of Southeast, Putnam County, New York", scale 1"= 50', dated June 17, 2016, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Item 4: Set of three (3) drawings entitled "Bill Henry Tree Service, Inc., 47 Prospect Hill Road, Town of Southeast, Putnam County, New York" scale as noted, dated 9/6/16, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.

The subject application proposes to construct a 55'x 65' "Contractor's Building" along with a 55'x 65' canopy. In addition, paved and wood chipped outside storage areas will be created around the perimeter of the building/canopy. An outdoor wood burning furnace on a concrete pad is also proposed. The parcel is located in the ED zoning district.

We have the following comments:

1. The current area of disturbance for the proposed project is 0.97 acres. As such, this project will require coverage under the current State Pollution Discharge Elimination System (SPDES) Construction Stormwater General Permit (GP-0-10-001) is required. As the Town of Southeast



Jacobson

Mr. Thomas LaPerch, Chairman

RE: Bill Henry Tree Service
Amended Site Plan
NLJ #0001-0992

September 22, 2016

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is designated as the regulating Municipal Separate Storm Sewer System (MS-4), the Town is responsible for review of the SWPPP and must submit an MS-4 Acceptance Form to the NYSDEC upon completion of that review. Additionally, if the land disturbance for this project exceeds 1 acre, the SWPPP must include Post Construction Stormwater Management Practices.

2. The proposed area of disturbance as shown on drawing SP-3 should incorporate the area of the proposed outdoor wood burning furnace slab.
3. Stormwater runoff calculation should be provided for the proposed catch basin. In addition, sizing calculation should be provided for the proposed level spreader.
4. Due to the proximity of the proposed retaining wall to the paved outdoor storage area, guiderail should be shown within the limits of the retaining wall.

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. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
Insite

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Gravinese Lot Line Adjustment **S/B/L:** 69.1-1-1.6 **Zone:** R-160
and -1.4

Description: Conveyance of an approximately 1.995 acre strip of land from Tax Map No 69.1-1-1.6 (Lot 6) to 69.1-1-1.4 (Lot 5). No improvements proposed. The proposed lot line adjustment would eliminate the pre-existing non-conforming side yard setbacks on Lot 5.

Engineer: Terry Bergendorff Collins

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: Unlisted

- | | |
|-----------------------------------------------------------------|----------|
| <input type="checkbox"/> Intent to Declare Lead Agency | Date: |
| <input type="checkbox"/> Declare Lead Agency | Date: |
| <input type="checkbox"/> EAF Submitted | Date: |
| <input type="checkbox"/> Determination of Significance by Board | Date(s): |

MAJOR/MINOR PROJECT: Minor Subdivision

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

**LOCAL AND AGENCY REVIEW
REQUIRED?**

REFERRAL DATE STATUS/DATE OF LETTER

- | Yes | No | |
|-------------------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town Board |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town of Southeast ARB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetland Permit |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic Sites Commission |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town Highway Department |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | MS4 Permit |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | E-911 Coordinator |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Planning Department (GML) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Highway Department |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | County Health Department |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NYSDEC |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NYCDEP |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | NYSDOT |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Army Corps of Engineers |

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:	
Date	Discussion/Decisions/Resolutions
9/26/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Declare Intent to be Lead Agency (Unlisted Action/Coordinated)
- 2) Classify as TOSE Minor Subdivision
- 3) Consider waiving the public hearing

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

INTRODUCED BY: *LaPerch*

DATE: September 26, 2016

SECONDED BY: *Jonke*

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 **GRAVINESE LOT LINE ADJUSTMENT**; and

WHEREAS, the proposed project is located at 16 and 32 Reynwood Drive in the R-160 Zoning District in the Town of Southeast and identified as Tax Map IDs 69.-1-1.4 and 69.-1-1.6 ; and

WHEREAS, the applicant proposes the conveyance of an approximately 1.995 acre strip of land from Tax Map ID. 69.1-1-1.6 (Lot 6) to 69.1-1-1.4 (Lot 5) where no improvements are proposed and the lot line adjustment would eliminate the pre-existing non-conforming side yard setbacks on Lot 5; 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><i>yes</i></u>	D. Rush, Vice Chairman	<u><i>yes</i></u>
P. Wissel, Boardmember	<u><i>yes</i></u>	D. Armstrong, Boardmember	<u><i>abstain</i></u>
E. Cyprus, Boardmember	<u><i>yes</i></u>	M. Hecht, Boardmember	<u><i>yes</i></u>
P. Jonke, Boardmember	<u><i>yes</i></u>		

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

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



Jacobson

September 22, 2016

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

Re: Gravinese Lot Line Adjustment
16 & 32 Reynwood Drive
Engineering Review
NLJ #0001-0993

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through September 6, 2016:

- Item 1: Drawing entitled "Lot Line Adjustment prepared for Robert and Deborah Gravinese & Catherine McWilliams, Inc. between Lot No. 5 & Lot Nos. 6 & 7, as shown on 'Final Subdivision Plat of "Joe's Hill Estates", Sheets 1, 3 & 4, Filed Map No. 2745, 2745B & 2745C, Filed 5/8/1998, situate in Town of Southeast, Putnam Co., N.Y.", Scale: 1"= 50', dated October 27, 2014, prepared by Terry Bergendorff Collins.
- Item 2: Town of Southeast Application for Lot Line Adjustment (32 Reynwood Drive) dated 9/1/16.
- Item 3: Town of Southeast Application for Lot Line Adjustment (16 & 32 Reynwood Drive) dated 8/31/16.
- Item 4: Short Environmental Assessment Form dated 8/31/16.

The subject application proposes a lot line adjustment to shift 1.995 Acres from Lot 6 to Lot 5. No improvements are proposed. As such, would have no objection, from an engineering standpoint, to the proposed lot line adjustment.

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



Jacobson

Mr. Thomas LaPerch, Chairman
Re: Gravinese Lot Line Adjustment
Engineering Review
NLJ #0001-0993
September 22, 2016
Page 2

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

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