

**TOWN OF SOUTHEAST
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
SPECIAL PERMIT REFERRAL**

INTRODUCED BY: *Thomas LaPerch*

DATE: January 12, 2026

SECONDED BY: *George Pangis*

WHEREAS, Arbor fields of NY, LLC, owner of the properties located at 11 Fields Lane and 383 North Salem Road, in the OP-1 and R-60 Zoning Districts, respectively, in the Town of Southeast, has applied for a Special Permit from the Town Board of the Town of Southeast for permission to use part of the residential property at 383 North Salem Road for planting fields in the R-60 Zoning District, designated as Tax Map Number 78.-2-72.1; and,

WHEREAS, the Town Board has requested a report from the Planning Board/Architectural Review Board on the said proposal; and,

WHEREAS, the Planning Board/Architectural Review Board has determined that the above request for a Special Use Permit for this particular project is in conformance with Article X of Chapter 138 of the Zoning Code of the Town of Southeast; and,

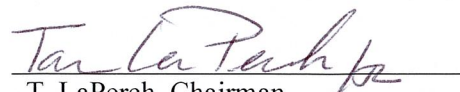
WHEREAS, the Planning Board/Architectural Review Board, having reviewed such application together with its consultants, finds that there will be no adverse affect to the surrounding area or the environment,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board/Architectural Review Board recommends that the Town Board of the Town of Southeast grant the requested Special Permit.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>absent</u>
J. King, Boardmember	<u>yes</u>	L. Eckardt, Boardmember	<u>absent</u>
G. Pangis, Boardmember	<u>yes</u>	C. Galli, Boardmember	<u>yes</u>
R. Ferrito, Boardmember	<u>yes</u>		

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


T. LaPerch, Chairman
Planning Board/
Architectural Review Board

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

INTRODUCED BY: Thomas LaPerch

DATE: January 12, 2026

SECONDED BY: Robert Ferritto

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for a site plan and wetland permit, and other supporting documents for a project entitled **LABORERS INTERNATIONAL LOCAL 60**; and

WHEREAS, the proposed project is located at 25 Independent Way in the OP-2 Zoning District in the Town of Southeast and identified as Tax Map ID 56.-1-28.1; and

WHEREAS, the applicants propose to construct a two-story office building on a 7.61-acre property. The Project Site contains NYSDEC wetlands, and the project would disturb 0.146 acres within the wetland buffer area.; and

WHEREAS the Planning Board scheduled a public hearing on the proposed site plan and wetland permit for January 12, 2026; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on December 8, 2025; and

WHEREAS, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information was mailed to all involved agencies, notifying them that a Lead Agency must be agreed upon within thirty (30) days of the date that the aforementioned information was mailed, and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board/Architectural Review Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>absent</u>
J. King, Boardmember	<u>yes</u>	L. Eckardt, Boardmember	<u>absent</u>
G. Pangis, Boardmember	<u>yes</u>	C. Galli, Boardmember	<u>yes</u>
R. Ferritto, Boardmember	<u>yes</u>		

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

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

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

INTRODUCED BY: Thomas LaPerch

DATE: January 12, 2026

SECONDED BY: Jim King

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for a site plan, and other supporting documents for a project entitled **2525 CARMEL AVE. LLC**; and

WHEREAS, the proposed project is located at 2525 Carmel Ave. in the GC Zoning District in the Town of Southeast and identified as Tax Map ID 67.6-1-35; and

WHEREAS, the applicant proposes to redevelop an existing 1,400 SF building into an automotive vehicle service garage on a 0.69 acre property . The property was previously used as an office and for outdoor storage; and

WHEREAS the Planning Board scheduled a public hearing on the proposed site plan for January 12, 2026; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on December 8, 2025; and

WHEREAS, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information was mailed to all involved agencies, notifying them that a Lead Agency must be agreed upon within thirty (30) days of the date that the aforementioned information was mailed, and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board/Architectural Review Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

absent

J. King, Boardmember

yes

L. Eckardt, Boardmember

absent

G. Pangis, Boardmember

yes

C. Galli, Boardmember

yes

R. Ferrito, Boardmember

yes

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

T. LaPerch

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

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

Date: January 12, 2026

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

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

Name of Action: 2525 CARMEL AVE., LLC

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Finn Properties 2525 Carmel Ave, LLC proposes to redevelop an existing 1,400 SF building into an automotive vehicle service garage on a 0.69 acre property . The property was previously used as an office and for outdoor storage.

Location:

2525 Carmel Ave. Tax Map ID 67.6-1-35

Reasons Supporting This Determination:

The following materials have been reviewed:

- Statement of Use, prepared by Insite Engineering, dated 11/17/25
- Survey, prepared by Ward Carpenter Engineering, dated April 13, 2023
- Site Plan, prepared by Insite Engineering, dated 11/17/25
- Short Environmental Assessment Form, prepared by Insite Engineering, dated November 17, 2025

WHEREAS, on December 8, 2025, the Planning Board classified the proposed action as an Unlisted action and circulated its intent to serve as Lead Agency in a coordinated review of the project, to which no other agency has objected; and

WHEREAS, the Planning Board held a publically noticed meeting on January 12, 2026, at which time members of the public were given the opportunity to comment on the proposed project; and

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

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

- (i) Not result in “a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;” (§617.7(c)(1)(i))

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

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

For Further Information:

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

A Copy of this Notice has been filed with:

INVOLVED/INTERESTED AGENCY	
Putnam County Department of Planning/Development & Public Transportation 841 Fair Street Carmel, NY 10512	
SEQR Unit - New York State Department of Transportation Traffic Engineering & Safety Division 4 Burnett Blvd., Poughkeepsie, NY 12603 e-mail: dot.sm.r08.hwpermits@dot.ny.gov	
Insite Engineering	

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

J. King, Boardmember

yes

G. Pangis, Boardmember

yes

R. Ferrito, Boardmember

yes

D. Rush, Vice Chairman

absent

L. Eckardt, Boardmember

absent

C. Galli, Boardmember

yes

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



T. LaPerch, Chairman

Southeast Planning Board

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

INTRODUCED BY: *Thomas LaPerch* DATE: *January 12, 2026*

SECONDED BY: *Jim King*

WHEREAS, LAWRENCE JAY FEDER as the Applicant/Owner of certain of the properties located at 305-315 Dingle Ridge Road, 5 Woodstone Farms Lane and 7 Woodstone Farms Lane in the Town of Southeast and known and designated as Tax Map Numbers 79.-1-55.1, 79.-1-55.23 and 79.-1-55.24, respectively, has submitted an application for Final Plat approval for a proposed lot line adjustment that would turn the three parcels located in the R-160 Zoning District into two parcels. The two resulting parcels would be comprised of 26.788 acres (79.-1-55.1) and 32.042 acres (79.-1-55.23), and that tax lot known as 79.-1-55.24 would be eliminated (the “Proposed Project”), and no new construction is proposed; and,

WHEREAS, the Applicant submitted an application for Final Plat approval dated 10/14/25; and,

WHEREAS, the Southeast Planning Board/Architecture Review Board (the “Planning Board”) is in receipt of the following drawings, prepared by INSITE ENGINEERING, related to the subdivision application:

Drawing No. & Title	Original Date; Last Revised
Lot Line Change Map, prepared by Insite Engineering	12/4/25

; and,

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

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

WHEREAS, pursuant to §123-13.D, the Planning Board referred the complete application to the Putnam County Division of Planning and Development on 11/10/25 for its review under §239-n of Article 12-B of the General Municipal Law;

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

General Conditions

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.

2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. The approved plat and all associated plans and drawings shall serve as the record of all approved improvements.
4. The Applicant shall submit revised Final Plat drawings for the signature of the duly authorized officer of the Planning Board within one-hundred and eighty (180) days of the date of this Final Approval (§123-13.G(2)) to show compliance with all conditions of this approval.
5. Prior to submission of the Final Plat for the signature of the duly authorized officer of the Planning Board the Applicant shall first obtain the required signatures of the Putnam County Department of Health on the Final Plat.
6. All changes or modifications to the Final Plat made in response to compliance with the conditions of this Final Approval shall be reviewed by the Town Engineer who may require the Applicant to present such changes to the Planning Board prior to having the Final Plat signed by the duly authorized officer of the Planning Board if such changes constitute a substantial alteration to the Final Plat.
7. The Applicant shall file the signed approved Final Plat with the County Clerk within sixty (60) days of the date upon which the Final Plat was signed by the duly authorized officer of the Planning Board or the Final Plat shall be considered null and void (see §123-13.J). The Applicant shall provide the Town of Southeast with five (5) copies of the filed plat.
8. The Applicant shall provide any and all deed easements and road dedications, as noted on the subdivision drawings and where applicable, to the satisfaction and approval of the Town Attorney prior to filing of the Final Plat (see §123-13.H(2)) with the County Clerk.

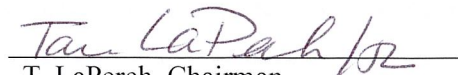
Financial & Legal Considerations

1. 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.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>absent</u>
J. King, Boardmember	<u>yes</u>	L. Eckardt, Boardmember	<u>absent</u>
G. Pangis, Boardmember	<u>yes</u>	C. Galli, Boardmember	<u>yes</u>
R. Ferrito, Boardmember	<u>yes</u>		

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


 T. LaPerch, Chairman
 Southeast Planning Board

TOWN OF SOUTHEAST
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
APPLICATION REVIEW

MEETING DATE: January 12, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Enterprise Mobility – Monument Sign

ADDRESS & TAX NUMBER: 1052 Route , Tax Map ID 46.-2-39

REPRESENTATIVE: Frohling Sign Company

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 12/8/25

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

1. PB/ARB Application, prepared by Alyssa Rome, dated 12/7/25
2. Owner Consent Form signed by Kenn Volz, dated 10/21/25
3. Sign-1, Enterprise Signage, prepared by Insite Engineering, dated 11/10/25
4. Scaled Layout, prepared by AGI, dated 8/15/25
5. Sheets 1-8, Enterprise Mobility Monument Specifications, prepared by AGI, dated 8/15/25.
6. Exterior Site Map, no preparer, undated
7. 3 Sheets, Exterior Site Photos, no preparer, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: Tamela Parham **DATE:** 1/12/26

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: January 12, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Enterprise Mobility – Directional Entrance Sign

ADDRESS & TAX NUMBER: 1052 Route , Tax Map ID 46.-2-39

REPRESENTATIVE: Frohling Sign Company

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 12/8/25

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

1. PB/ARB Application, prepared by Alyssa Rome, dated 12/7/25
2. Owner Consent Form signed by Kenn Volz, dated 10/21/25
3. Sign-1, Enterprise Signage, prepared by Insite Engineering, dated 11/10/25
4. S-02, Sign Details, no preparer, undated
5. Exterior Site Map, no preparer, undated
6. 2 Sheets, Exterior Site Photos, no preparer, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: Tanla Paul

DATE: 1/12/26

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: January 12, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Enterprise Mobility – Directional Delivery Sign

ADDRESS & TAX NUMBER: 1052 Route , Tax Map ID 46.-2-39

REPRESENTATIVE: Frohling Sign Company

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 12/8/25

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

1. PB/ARB Application, prepared by Alyssa Rome, dated 12/7/25
2. Owner Consent Form signed by Kenn Volz, dated 10/23/25
3. Sign-1, Enterprise Signage, prepared by Insite Engineering, dated 11/10/25
4. S-03, Sign Details, no preparer, undated
5. Exterior Site Map, no preparer, undated
6. 2 Sheets, Exterior Site Photos, no preparer, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: Tan La Park

DATE: 1/12/26

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: January 12, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Enterprise Mobility – Wall Delivery Sign

ADDRESS & TAX NUMBER: 1052 Route , Tax Map ID 46.-2-39

REPRESENTATIVE: Frohling Sign Company

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 12/8/25

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

1. PB/ARB Application, prepared by Alyssa Rome, dated 12/7/25
2. Owner Consent Form signed by Kenn Volz, dated 10/23/25
3. Sign-1, Enterprise Signage, prepared by Insite Engineering, dated 11/10/25
4. S-04, Sign Details, no preparer, undated
5. Exterior Site Map, no preparer, undated
6. 2 Sheets, Exterior Site Photos, no preparer, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: Tarla Park

DATE: 1/12/26

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: January 12, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Enterprise Mobility – Main Entrance Sign

ADDRESS & TAX NUMBER: 1052 Route , Tax Map ID 46.-2-39

REPRESENTATIVE: Frohling Sign Company

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 12/8/25

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

1. PB/ARB Application, prepared by Alyssa Rome, dated 12/7/25
2. Owner Consent Form signed by Kenn Volz, dated 10/15/25
3. Sign-1, Enterprise Signage, prepared by Insite Engineering, dated 11/10/25
4. S-05, Sign Details, no preparer, undated
5. Exterior Site Map, no preparer, undated
6. 2 Sheets, Exterior Site Photos, no preparer, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: *Tom LaPouch*

DATE: 1/12/26