
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

January 9, 2017

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1 TURK HILL LOT 8, 10 Tea House Lane** – Public Hearing to Review Application for a Wetland Permit

REGULAR SESSION:

- 1 BREWSTER HILL GENERAL STORE, 563 Route 312** – Review of Application for Final Site Plan Approval
- 2 LJ COPPOLA (aka KMJ HOLDINGS), 40 Farrington Road** – Review of Application for Amended Site Plan
- 3 STARR RIDGE SUBDIVISION, 131 Starr Ridge Road** – Continued Review of Application for Minor Subdivision

Approve Meeting Minutes from December 12, 2016

January 5, 2017

VAD

Agenda Subject to Change

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

INTRODUCED BY: LaPerch

DATE: January 9, 2017

SECONDED BY: Armstrong

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 **TURK HILL LOT 8**; and

WHEREAS, the proposed project is located at 10 Tea House Lane in the R-60 Zoning District in the Town of Southeast and identified as Tax Map ID 67.16-1-24; and

WHEREAS, the applicants propose construction of a single-family dwelling and septic within the Town of Southeast wetland buffer area, where the proposed well and driveway are outside of the wetland buffer; and

WHEREAS the Planning Board scheduled a public hearing on the proposed wetland permit for 1/9/17; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 11/28/16; 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 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>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>absent</u>	M. Hecht, Boardmember	<u>yes</u>
Vacant	_____		_____

The resolution was passed by a vote of 5 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

Date: January 9, 2017

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: TURK HILL, LOT 8, WETLAND PERMIT

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Construction of proposed single-family dwelling and septic within the Town of Southeast wetland buffer area. Proposed well and driveway are outside of the wetland buffer.

Location:

10 Tea House Lane, Tax Map ID 67.16-1-24

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from Insite Engineering, dated 12/19/16
- SD-1, Site Development Plan, prepared by Insite Engineering, dated 11/7/16; last revised 12/19/16
- EC-1, Erosion Control Plan, prepared by Insite Engineering, dated 11/7/16; last revised 12/19/16
- D-1, Details, prepared by Insite Engineering, dated 11/7/16; last revised 12/19/16
- Memorandum to Chairman LaPerch from NYC Department of Environmental Protection, dated 12/22/16
- Memorandum to Chairman LaPerch from NYS Department of Environmental Conservation, dated 12/30/16
- Memorandum to Chairman LaPerch from Town Wetland Inspector Stephen Coleman, dated 1/5/17

WHEREAS, on 11/18/16, 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 1/9/17, at which time members of the public were given the opportunity to comment on the proposed project; and

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

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

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

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

For Further Information:

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

A Copy of this Notice has been filed with:

INVOLVED/INTERESTED AGENCY	
Putnam County Department of Health 1 Geneva Road Brewster, New York 10509	Building Inspector 1 Main Street Brewster, NY 10509
SEQR Unit New York State Department of Transportation Traffic Engineering & Safety Division 4 Burnett Blvd. Poughkeepsie, NY 12603	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director
New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	

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>absent</u>	M. Hecht, Boardmember	<u>yes</u>
Vacant	<u> </u>		<u> </u>

The resolution was passed by a vote of 5 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
SEQRA CLASSIFICATION**

INTRODUCED BY: LaPerch DATE: January 9, 2017
SECONDED BY: Armstrong

WHEREAS, an application is being made by **LJ COPPOLA aka KMJ Holdings** for a Site Plan Amendment to reduce the number of parking spaces, add stone walls, modify the driveway circulation, add new lighting and modify the landscaping plan on a property located at 40 Farrington Road, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 68.-2-17, and is located in the SR-6 Zoning District; and

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

1. Short Environmental Assessment Form (EAF) dated 11/22/16
2. Landscaping Matrix and Photos, dated 12/12/16
3. Site Plan, prepared by Bibbo Associates, dated 12/24/98; last revised 5/27/14
4. Landscape Plan and Details, prepared by Bibbo Associates, dated 12/24/98; last revised 5/27/14
5. Survey of Property of KMJ Holdings, prepared by Terry Bergendorff Collins, dated 10/26/16; last revised 12/14/16
6. Proposed Landscape Plan for Building Pad, prepared by Bibbo Associates, dated 12/14/16
7. Proposed Landscape Plan for Stormwater Basins, prepared by Bibbo Associates, dated 12/14/16

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short EAF, and pursuant to §617.5(c)(7, finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required.

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 5 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



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

January 10, 2017

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: LJ Coppola aka KMJ Holdings
40 Farrington Road
Tax Map ID 68.-2-17

At the regular meeting of the Town of Southeast Planning Board on 1/9/17, a motion was made to refer the above referenced Minor Project to your Board for review and recommendation to the Planning Board. The Planning Board classified this as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) process on 1/9/17. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,

Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Counsel
Town Clerk
Bibbo Associates

State Environmental Quality Review
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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: STARR RIDGE SUBDIVISION

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Two lot subdivision on Starr Ridge Road. Site is 41.25 acres and currently undeveloped. Rear portion of lot is characterized by steep slopes and wetlands. Applicant proposes to create two lots, both with buildable areas near the front of the existing lot. Plans have been revised to avoid need for §280a approval.

Location:

131 Starr Ridge Road, Tax Map ID 68.13.-1-1

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from Anthony Pisarri, P.E., P.C., dated 1/3/17
- Memorandum to Chairman LaPerch from Anthony Pisarri, P.E., P.C., dated 12/15/16
- Preliminary Subdivision Plat, prepared by Terry Bergendorff Collins, dated 8/25/15; last revised 9/28/16
- Plan and Profile for Starr Ridge Subdivision, prepared by Anthony Pissari, P.E., P.C., dated 12/15/16
- Memorandum to Anthony Pisarri, P.E., P.C., from the NYS Department of Environmental Conservation, dated 2/17/16
- Memorandum to Anthony Pisarri, P.E., P.C., from the NYS Department of Environmental Conservation, dated 11/25/15
- Memorandum to Anthony Pisarri, P.E., P.C., from the NYC Department of Environmental Protection, dated 11/23/15

WHEREAS, on 10/26/15, 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 11/23/15, 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 gathered 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))
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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:

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New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	Building Inspector 1 Main Street Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Highway Superintendent 10 Palmer Road Brewster, NY 10509
	Southeast Fire Inspector 1 Main Street Brewster, NY 10509

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>absent</u>	M. Hecht, Boardmember	<u>yes</u>
Vacant	_____		_____

The resolution was passed by a vote of 5 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

January 10, 2017

Zoning Board of Appeals
1 Main Street
Brewster, NY 10509

RE: STARR RIDGE SUBDIVISION, 131 Starr Ridge Road, TAX ID 68.13-1-1

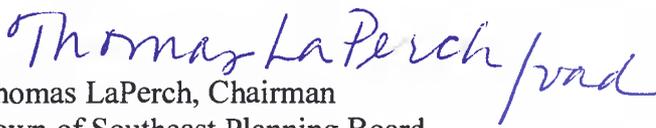
Dear Boardmembers:

At the 1/9/17 regular meeting of the Town of Southeast Planning Board a motion was made to refer the above referenced application to your Board for the following:

1. For Lot 2: A variance of 48 ft. for lot width where 252 ft. are provided and 300 ft. are required.

The applicant's engineer will submit an application to your Board and include review materials you require.

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board

cc: Town Attorney
Town Clerk
Engineer Anthony Pissari
Planning Board File
Zoning Board of Appeals File