

**TOWN OF SOUTHEAST, NY
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD RESOLUTION
CONDITIONAL USE PERMIT APPROVAL**

INTRODUCED

DATE: February 9, 2026

BY:

Thomas LaPerch

SECONDED BY:

George Pangio

WHEREAS, Preke Radoina as the Applicant/Owner of certain properties located 2366 Route 6 in the GC Zoning District in Town of Southeast and known and designated as Tax Map Number 56.-1-14 has submitted an application for Conditional Use Permit approval for a proposal to renovate an existing single-family residential structure to add a basement accessory apartment on a 5.327-acre property. The proposed apartment is approximately 458 square feet and would contain one bedroom and one bathroom. The upper floors would have three bedrooms. This structure was formerly used as a single-family rental, and there is a second residential structure on the property (a former group home) that is presently uninhabitable. At such time the applicant seeks to renovate and occupy the second residential structure on the property, additional permits and approvals will be required (the “Proposed Project”); and,

WHEREAS, the Town of Southeast Planning Board/Architecture Review Board (the “Planning Board”), acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, classified this as a Type II Action on or about November 24, 2025, indicating that no environmental impact would exist;

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

Drawing No. & Title; submitted by	Original Date; Last Revised
Memorandum to Planning Board from Preke Radoina (Praq Rado)	Undated
Photo renderings of layouts, no preparer	Undated
Floorplans of smaller house (3 sheets), no author	10/30/25
A-001.00 - A-004.00, A-100.00 – A-102.00, prepared by Ayuso Architecture	2/9/24
Survey of property, prepared by Terry Bergendorff Collins	7/23/25

; 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 138, “Zoning,” (specifically Article X thereof) of the Town of Southeast Code; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 138, “Zoning,” of the Town Code, the Planning Board hereby grants Conditional Use Permit Approval for an Accessory Apartment as described above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Project, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

1. The Conditional Use Permit shall allow a 1-bedroom accessory apartment within the single-family residence only. The total bedroom count for the single-family residence is not to exceed 4 bedrooms (3-bedroom single-family principal use, 1-bedroom accessory apartment).

- 2. Current zoning prohibits more than two residences on the property (1 single-family home and 1 accessory apartment). The larger onsite structure (former group home) cannot be occupied as a residence unless a variance from the Zoning Board of Appeals is obtained.
- 3. The former group home shall not be occupied for any use without Planning Board approval.
- 4. The Code Enforcement Officer shall have right of entry for inspection, with reasonable notice, to determine compliance with the conditions of this permit.

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.

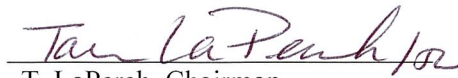
Financial & Legal Considerations

- 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>yes</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 6 to 0, with 1 absent.


 T. LaPerch, Chairman
 Southeast Planning Board

**TOWN OF SOUTHEAST, NY
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD RESOLUTION
SITE PLAN APPROVAL**

INTRODUCED BY: Thomas LaPerch
SECONDED BY: David Rich

DATE: February 9, 2026

WHEREAS, FINN PROPERTIES 2525 CARMEL AVE. LLC as the Applicant/Owner of certain properties located 2525 CARMEL AVE. in the GC Zoning District in Town of Southeast and known and designated as Tax Map Number 67.6-1-35 has submitted an application for Site Plan approval for a proposal 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. (the “Proposed Project”); and,

WHEREAS, the Town of Southeast Planning Board/Architecture Review Board (the “Planning Board”), acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, issued a Negative Declaration on or about January 12, 2026, indicating that no negative environmental impact would exist;

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

Drawing No. & Title; submitted by	Original Date; Last Revised
Short Environmental Assessment Form, prepared by John Watson Insite Engineering	11/17/25
Statement of Use, prepared by Insite Engineering	11/17/25
SP-1, Site Plan, prepared by Insite Engineering	11/17/25
Survey, prepared by Ward Carpenter Engineering	4/13/23

; and,

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

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

WHEREAS, the Planning Board is in receipt of a report dated August 18, 2025 from the Zoning Board of Appeals approving the variances required for the Proposed Project; and

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

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

General Conditions

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. Prior to issuance of a Building Permit, the applicant will submit to the Planning Board information pertaining to the specific tenant/use and, if necessary, an amended site plan application showing any proposed modifications to the site for the specific tenant/use.
4. Pursuant to §138-85.D , where a proposed use or proposed building or other structure involves the installation, extension, relocation or reconstruction of a sewage disposal or water supply system, no building permit shall be issued until plans for such a system have been approved by the County of Putnam, State of New York, City of New York or any regulatory agency having jurisdiction as required by law. No certificate of occupancy shall be issued until such a system has been completed and approved by such an agency as required by law or until the use or building or structure has been provided with the connections to a previously completed and approved sanitary sewer and public water supply system.
5. The Proposed Project shall be constructed in coordination with the approved site improvements for 2525 Carmel Ave., LLC including all stormwater and wastewater treatment systems and conveyance systems.
6. The Applicant is granted approval based on generic review by the Planning Board of the building design and elevations. Substantial deviation from the approved building design shall require a second review. The Proposed Project shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed and approved by the Planning Board.
7. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board one full set of full-sized plans, and one full set of plans on eleven-inch by seventeen-inch, or similar, paper, with a graphic scale indicated (to allow for scale measurements of photo-reduced drawings), as well one full set of full-sized plans on a digital device. This final plan set shall include the final architectural plans approved by the Planning Board. Each of these sets shall be bound and shall contain a signature box on the Index or Title Page for the Planning Board Chairman's Signature. No Building Permits shall be issued until these plan sets have been submitted to the Planning Board Secretary and signed by the Planning Board Chairman.
8. The Applicants shall submit two (2) sets of as-built plans to the Town of Southeast Building Department and one (1) full size set to the Planning Board after final construction is completed. The as-built plans must show all buildings and site improvements, the impervious surfaces, landscaping, and final design specifications for all stormwater management facilities. The plans must be certified by a professional engineer.
9. The Application did not include conceptual locations of proposed signage. However, prior to the installation of any permanent signage, a sign permit application shall be submitted to the Building Inspector for review and referral to the PB/ARB for review and approval.
11. Pursuant to § 138-41.M, a site plan shall be void if construction is not started within one year and substantially completed within the applicant's projected schedule of construction as approved by the Planning Board, except that the Planning Board may grant a one-year extension if requested 60 days prior to the expiration date of the approval of the site plan. A site plan is eligible for a maximum of three extensions. The applicant is responsible for tracking the expiration date and will not be notified by the Town of pending expirations.

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 2026 construction costs. If the construction is not begun during the calendar year 2026, the Applicant must re-apply to the Planning Board for an adjustment of the bond amount to account for escalation of material and labor costs. Upon such request to the Planning Board, the Planning Board shall make a recommendation to the Town Board and the Town Board shall diligently set a new bond amount in accordance with the recommendation of the Town Engineer. The Performance Bond must be paid prior to the start of any work on the site and/or the filing for a Building Permit. The Southeast Planning Board requests that the Southeast Building Inspector withhold the Certificate of Occupancy until the Planning Board or its duly authorized representative has made an inspection of the subject improvements and determined that the Applicant has complied with all the conditions of this approval.
2. No certificate of occupancy for the structures depicted on the project development plan/site plan shall be issued or occupancy permitted unless and until the site improvements associated with the development shall be fully completed by the developer or substantially completed to the satisfaction of the building inspector and a valid performance bond is posted, in an amount equal to the amount necessary to fully complete the outstanding site improvements, to ensure faithful completion thereof within a reasonable period of time not to exceed six months.
3. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.
4. This resolution supersedes all construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as an affirmation of past approvals or conditions not recited herein.

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

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


T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD RESOLUTION
PRELIMINARY SITE PLAN AND TREE CLEARING APPROVAL**

INTRODUCED BY: *Thomas LaPerch*

DATE: February 9, 2026

SECONDED BY: *George Pangio*

WHEREAS, PLDC, LLC as the Applicant/Owner of certain properties located at 45 Holmes Road in the OP-2 Zoning District in Town of Southeast and known and designated as Tax Map Number 45.-1-33 has submitted an application for Site Plan, Conditional Use Permit, and Wetland Permit approval for a proposal to construct office/warehouse buildings and associated parking and improvements on a 10.6-acre lot. The project proposes a single-story 14,000-sq. ft. office/warehouse building with 22 parking spaces and a single-story 12,500 sq. ft. office/warehouse building with 26 parking spaces. The project also includes loading areas, stormwater improvements, lighting and landscaping. A portion of Holmes Road would be widened, resulting in disturbance to a wetland controlled area. In addition, the Applicant proposes a lot line adjustment to accommodate the road widening (the “Proposed Project”); and,

WHEREAS, the Town of Southeast Planning Board/Architecture Review Board (the “Planning Board”), acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, issued a Negative Declaration on or about February 24, 2025, indicating that no negative environmental impact would exist;

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

Drawing No. & Title; submitted by	Original Date; Last Revised
SWPPP Acceptance Form from NYS Department of Environmental Conservation	1/2025
EC-1 & EC-2, Erosion Control Plan, prepared by Insite Engineering	1/20/26
OP-1, Overall Site Plan, prepared by Insite Engineering	6/3/24; 9/11/25
EX-1, Existing Conditions, prepared by Insite Engineering	6/3/24; 9/11/25
SP-1, Layout Plan, prepared by Insite Engineering	6/3/24; 9/11/25
SP-2, Grading & Utilities Plan, prepared by Insite Engineering	6/3/24; 9/11/25
SP-3, Erosion & Sediment Control Plan, prepared by Insite Engineering	6/3/24; 9/11/25
SP-4, Road Widening Plan, prepared by Insite Engineering	6/3/24; 9/11/25
SP-5, Landscape Plan, prepared by Insite Engineering	6/3/24; 9/11/25
LP-1, Photometric Lighting Plan, prepared by Insite Engineering	11/18/24; 9/11/25
D-1, D-2, D-3 & D-4, Details, prepared by Insite Engineering	6/3/24; 9/11/25
Memorandum to Insite Engineering from NYC Department of Environmental Protection	11/17/25
Statement of Use, prepared by Insite Engineering	6/3/24; 6/2/25
Short Environmental Assessment Form, prepared by John Watson Insite Engineering	8/7/23; 6/2/25

Drawing No. & Title; submitted by	Original Date; Last Revised
VA-1, Visual Analysis Rendering, prepared by Insite Engineering	11/18/24; 6/2/25
SS-1, Site Cross Sections, prepared by Insite Engineering	7/22/24; 6/2/25
Memorandum to Insite Engineering from NYC Department of Environmental Protection	2/13/25
Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey, prepared by HCS	9/2024
4 Sheets, Architectural Renderings, prepared by JPL Architects	Undated
Stormwater Pollution Prevention Plan, prepared by Insite Engineering	2/3/25
Memorandum from NYS Parks, Recreation and Historical Preservation	10/7/24
Color charts, no preparer	Undated
VM-1, VM-2, VM-3, Vehicle Maneuvering Plan, prepared by Insite Engineering	11/18/24; 2/3/25

; 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 138, “Zoning,” (specifically Article IX thereof) of the Town of Southeast Code; and,

WHEREAS, the Planning Board is in receipt of a report dated 2/24/25 from the Zoning Board of Appeals denying the variances required for the original layout of the Proposed Project; and

WHEREAS, the Applicant has revised the project so that the variances are no longer required;

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

1. Prior to issuance of any Building Permits or commencement of construction, the Applicant shall file an application for Final Site Plan Approval with the Planning Board. No construction is permitted without first receiving Final Site Plan Approval.
2. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to Section 138-45.C of the Town Code, the Planning Board hereby permits the Applicant to clear trees subject to the following conditions:

1. Tree clearing shall be within the limits of disturbance shown on the above referenced site plan.
2. No tree clearing is permitted within any Town of Southeast regulated wetlands or wetland buffers without first obtaining wetland permit approval from the Town of Southeast, as well as any applicable outside agencies.
3. Disturbance associated with tree clearing is subject to Chapter 119 of the Town Code. All required performance bonds and stormwater management measures shall be in place prior to initiating tree clearing activities.
4. A tree restoration bond set by the Planning Board in consultation with the Town Engineer shall be provided prior to commencement of tree clearing.

UPON ROLL CALL VOTE:

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

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

INTRODUCED BY: Thomas LaPerch

DATE: February 9, 2026

SECONDED BY: David Rush

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for Site Plan and Conditional Use Permit, and other supporting documents for a project entitled 1460 Route 22; and

WHEREAS, the proposed project is located at 1460 Route 22 in the SR-22 Zoning District in the Town of Southeast and identified as 57.-1-14; and

WHEREAS, Artie Rossi proposes to construct an accessory outdoor storage area on a 3.6-acre property. The proposed 39,233-SF outdoor storage area would be paved with gravel and contain equipment and machinery enclosed by a fence and screened with existing vegetation and proposed landscaping.; and

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast has classified this as a Town of Southeast Major Project; 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/Architectural Review 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

yes

D. Rush, Vice Chairman

yes

J. King, Boardmember

yes

L. Eckardt, Boardmember

absent

G. Pangis, Boardmember

yes

C. Galli, Boardmember

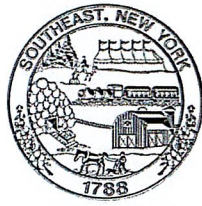
yes

R. Ferrito, Boardmember

yes

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


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



TOWN OF SOUTHEAST

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

February 9, 2026

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

Re: 1460 Route 22
GML §239-m

Dear Ms. Barosa,

The Planning Board/Architectural Review Board of the Town of Southeast is considering an application for Site Plan and Conditional Use Permit by Artie Rossi for a proposal to construct an accessory outdoor storage area. The proposed 39,233-SF outdoor storage area would be paved with gravel and contain equipment and machinery enclosed by a fence and screened with existing vegetation and proposed landscaping.. The proposed project is located in the SR-22 Zoning District on an approximately ±3.6-acre parcel located at 1460 Route 22, Putnam County, New York (Tax Map ID 57.-1-14).

The Planning Board/Architectural Review Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

Enclosed is the application for your review. Please call Jackie Lester, Secretary to Planning Board/Architectural Review Board and Zoning Board of Appeals, at (845) 279-7736, if you should have any questions. We thank you for your consideration and review of this application.

Sincerely,

A handwritten signature in cursive script, reading "Thomas LaPerch".

Thomas LaPerch, Chairman
Town of Southeast Planning Board/Architectural Review Board

Attachment

cc: Town Attorney
Town Clerk
Alfonzetti Engineering

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

INTRODUCED BY: Thomas LaPerch

DATE: February 9, 2026

SECONDED BY: Jim King

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for Site Plan and Conditional Use Permit, and other supporting documents for a project entitled Marvin Mountain Tower Replacement; and

WHEREAS, the proposed project is located at 87 Hillside Park in the R-160 Zoning District in the Town of Southeast and identified as Tax Map ID 67.-1-38.-2 ; and

WHEREAS, NYSEG proposes to replace its existing 160-foot guyed communications tower with a 180-foot self-supporting lattice tower on a 66.51-acre property. The project also includes tree removal of 0.13 forested acres and gravel resurfacing and expansion by 0.01 acres.; and

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast has classified this as a Town of Southeast Major Project; 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/Architectural Review 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

yes

D. Rush, Vice Chairman

yes

J. King, Boardmember

yes

L. Eckardt, Boardmember

absent

G. Pangis, Boardmember

yes

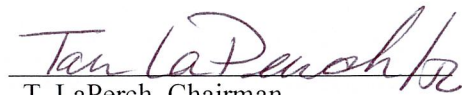
C. Galli, Boardmember

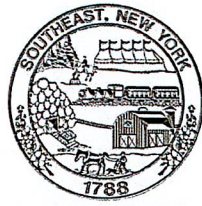
yes

R. Ferrito, Boardmember

yes

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


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



TOWN OF SOUTHEAST

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

February 9, 2026

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

Re: Marvin Mountain Tower Replacement
GML §239-m

Dear Ms. Barosa,

The Planning Board/Architectural Review Board of the Town of Southeast is considering an application for Site Plan and Conditional Use Permit by NYSEG for a proposal to replace its existing 160-foot guyed communications tower with a 180-foot self-supporting lattice tower on a 66.51-acre property. The project also includes tree removal of 0.13 forested acres and gravel resurfacing and expansion by 0.01 acres.. The proposed project is located in the R-160 Zoning District on an approximately ±66.51-acre parcel located at 87 Hillside Park, Putnam County, New York (Tax Map ID 67.-1-38.-2).

The Planning Board/Architectural Review Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

Enclosed is the application for your review. Please call Jackie Lester, Secretary to Planning Board/Architectural Review Board and Zoning Board of Appeals, at (845) 279-7736, if you should have any questions. We thank you for your consideration and review of this application.

Sincerely,

Thomas LaPerch, Chairman
Town of Southeast Planning Board/Architectural Review Board

Attachment

cc: Town Attorney
Town Clerk
Jacqueline Phillips Murray