

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

Date: March 9, 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:** ACE ENDICO TRANSPORTATION LOT

**SEQR Status:** Type 1   
 Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

Ace Endico proposes to develop a 24-hour Transportation Facility for a food service distribution operation with a 600-sf dispatch office building, parking for 87 trucks, and diesel fuel filling station on a 42.48-acre property ("Lot 4"). The stormwater management facilities, located within a Town of Southeast Wetland buffer, and some of the road infrastructure was installed as part of the previous senior housing project. The Application includes two additional lots: Lot 2 (45.-1-39.2 / 21.99 acres) which would remain vacant and Lot 3 (45.-1-39.3 / 7.44 acres) which contains the existing sewage treatment plant.

**Location:**

12, 24, and 40 Endico Way, Tax Maps 45.-1-39.2, 45.-1-39.3 and 45.-1-39.4

**Reasons Supporting This Determination:**

The following materials have been reviewed:

- Memorandum to the Planning Board, prepared by Tim Allen of Bibbo Associates, dated 1/20/26
- EX-1 and EX-2, Existing Conditions, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- OP-1, Overall Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- KP-1, Key Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- LOP-1, Layout Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- GP-1, Grading Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- GD-1, Grading & Drainage Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- UP-1, Utilities Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- LS-1, Landscaping Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- EC-1, Erosion Control Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- D-1, D-2 & D-3, Details, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26
- TP-1, Turning Maneuvering Plan, prepared by Bibbo Associates, dated 5/19/25 last revised 1/19/26

- Memorandum to the Planning Board, prepared by Tim Allen of Bibbo Associates, dated 12/9/25
- Lighting Specifications, no preparer, undated
- 3 Sheets, Lighting Layout Version C, prepared by RAB, dated 12/1/25
- Memorandum to the Planning Board, prepared by Tim Allen of Bibbo Associates, dated 10/31/25
- Memorandum from the NYC Department of Environmental Protection, prepared by Cynthia Garcia, dated 6/30/25
- Statement of Use, prepared by Bibbo Associates, dated 5/19/25
- Full Environmental Assessment Form, prepared by Bibbo Associates Engineering, dated October 31, 2025
- Stormwater Executive Summary, prepared by Bibbo Associates, dated 5/19/25
- OC-1, Overlay Comparison, prepared by Bibbo Associates, dated 5/19/25
- A-2, A-3 & A-4, Elevations, prepared by O'Brien Architecture, dates 4/15/25

**WHEREAS**, on June 9, 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 full Environmental Assessment Form (EAF) and has thoroughly analyzed the information concerning relevant areas of environmental concern both submitted by the applicant and gather by the Planning Board through its consultants and the public; and

**WHEREAS**, 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:**

<b>INVOLVED/INTERESTED AGENCY</b>	
Putnam County Department of Planning/Development & Public Transportation 841 Fair Street Carmel, NY 10512	Town Clerk 1360 Route 22 Brewster, NY 10509
MS4 Administrator 1 Main Street Brewster, NY 10509	Highway Superintendent 10 Palmer Road Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners, New Paltz, NY 12561 ATTN: Regional Director e-mail: <a href="mailto:dep.r3@dec.ny.gov">dep.r3@dec.ny.gov</a>	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
New York City Department of Environmental Protection Bureau of Water Supply, 465 Columbus Avenue Valhalla, New York 10595-1336 ATTN: Cynthia Garcia e-mail: <a href="mailto:CGarcia@dep.nyc.gov">CGarcia@dep.nyc.gov</a>	General Engineer/Project Manager USACE Operations/Regulatory 16-406 c/o PSC Mail Center 26 Federal Plaza, New York, NY 10278 e-mail: <a href="mailto:CENAN-R-PERMIT-APP@usace.army.mil">CENAN-R-PERMIT-APP@usace.army.mil</a>
Brewster Fire Department ATTN: Commissioners & Chief of Department 501 N Main Street, Brewster, NY 10509 <a href="mailto:commissioner@BSEJFD.com">commissioner@BSEJFD.com</a> <a href="mailto:thpg@brewsterfiredepartment.org">thpg@brewsterfiredepartment.org</a>	
Bibbo Associates for Ace Endico Transportation 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

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

**INTRODUCED BY:** Tom LaPerch

**DATE:** March 9, 2026

**SECONDED BY:** George Pangis

**WHEREAS**, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for a 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 Tax Map ID 57.-1-14; and

**WHEREAS**, the applicants propose to reutilize an existing structure for construction company operations and to construct an accessory outdoor storage area on a 3.6-acre property. The proposed 38,133-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 Project encroaches on a protected wetland area. The Proposed Project requires Planning Board Site Plan, Conditional Use Permit (general business, outside storage), and Wetland Permit approval and area variances from the Zoning Board of Appeals.; and

**WHEREAS** the Planning Board scheduled a public hearing on the proposed site plan for March 9, 2026; and

**WHEREAS**, the Planning Board declared its Intent to be Lead Agency for the project on February 9, 2026; 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>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 /  
Architectural Review Board

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

**INTRODUCED BY:** Tom LaPerch

**DATE:** March 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 a 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 IDs 67.-1-38.-1 and 67.-1-38.-2; and

**WHEREAS**, the applicants 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 0.05 forested acres and gravel resurfacing and expansion of the existing driveway. The Proposed Project requires Planning Board Site Plan and Conditional Use Permit approval.; and

**WHEREAS** the Planning Board scheduled a public hearing on the proposed site plan for March 9, 2026; and

**WHEREAS**, the Planning Board declared its Intent to be Lead Agency for the project on February 9, 2026; 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>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 /  
Architectural Review Board



**TOWN OF SOUTHEAST**

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

March 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: Salinger's Amended Site Plan  
GML §239-m

Dear Ms. Barosa,

The Planning Board/Architectural Review Board of the Town of Southeast is considering an application for amended Site Plan by Salinger's Orchard, LLC for a proposal to add a 6,350-sf event barn and expand parking on its existing farm use. The event barn would provide a seating area for daily farm customers and hold events. The Proposed Project requires Planning Board Site Plan Approval. The proposed project is located in the RC Zoning District on an approximately ±58.677-acre property located at 230 Guinea Road, Putnam County, New York (Tax Map ID 78.-1-87).

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  
Bibbo Associates



**TOWN OF SOUTHEAST**

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

March 9, 2026

Town of North Salem  
VIA EMAIL

Re: Salinger's Amended Site Plan

To Whom It May Concern,

The Planning Board/Architectural Review Board of the Town of Southeast is considering an application for amended Site Plan by Salinger's Orchard, LLC that would add a 6,350-sf event barn and expand parking on its existing farm use. The event barn would provide a seating area for daily farm customers and hold events. The proposed project is located on an approximately ±58.677-acre property located at 230 Guinea Road, Putnam County, New York (Tax Map ID 78.-1-87). The proposed project is located in the RC Zoning District.

The Planning Board/Architectural Review Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application.

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  
Bibbo Associates

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

**INTRODUCED BY:** Tom LaPerch

**DATE:** March 9, 2026

**SECONDED BY:** George Pangis

**WHEREAS**, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for Site Plan, and other supporting documents for a project entitled Salinger’s Amended Site Plan; and

**WHEREAS**, the proposed project is located at 230 Guinea Road in the RC Zoning District in the Town of Southeast and identified as Tax Map ID 78.-1-87; and

**WHEREAS, Salinger’s Orchard** proposes to add a 6,350-sf event barn and expand parking on its existing farm use; the event barn would provide a seating area for daily farm customers and hold events; 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	<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.

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

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

March 9, 2026

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

**RE: APAP LAND MANAGEMENT, 1912 NY Route 22, Tax Map ID 35.-2-6  
Project 25-1312**

Dear Boardmembers:

At the 3/9/26 regular meeting of the Town of Southeast Planning Board/Architectural Review Board, a motion was made to positively refer the above referenced application to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and Site Stabilization in the following amount:

<u>PROJECT</u>	<u>AMOUNT</u>
APAP LAND MANAGEMENT	\$30,000.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$973,274.45. Inspection Fees, based on the total cost of site improvements, in the amount of \$46,500.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit and/or scheduling a pre-construction meeting.

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

Sincerely,



Thomas LaPerch, Chairman  
Southeast Planning Board/Architectural Review Board

cc: Town Attorney  
Town Clerk  
Folchetti & Associates  
Planning Board File

**Site Work Performance Bond Estimate**  
**Apap Land Management, 1912 Route 22**  
based on information provided by J. Rober Folchetti & Associates  
February 18, 2026

Item	Unit	Unit Cost	Quant.	Extension
Clear & Grub	AC	\$ 7,500.00	1.46	\$ 10,950.00
Tree Removal	EA	\$ 1,000.00	23	\$ 23,000.00
Earthwork: Cut & Fill	CY	\$ 35.00	5,485	\$ 191,975.00
Topsoil: Strip & Stockpile	SY	\$ 1.00	3,410	\$ 3,410.00
Topsoil: Spread Stockpiled Soil	SY	\$ 1.50	3,410	\$ 5,115.00
Seed & Mulch	SY	\$ 0.85	3,410	\$ 2,898.50
Asphalt: Base Course (2.5"-3")	TON	\$ 140.00	232	\$ 32,480.00
Asphalt: Top Course (1.5"-2")	TON	\$ 145.00	139	\$ 20,155.00
Pervious Pavers	SF	\$ 25.00	6,605	\$ 165,125.00
Concrete Curb	LF	\$ 75.00	1,170	\$ 87,750.00
Sidewalk - Concrete	SF	\$ 9.20	1,915	\$ 17,618.00
Item 4 Subbase	CY	\$ 57.15	313	\$ 17,887.95
Gravel	CY	\$ 55.00	215	\$ 11,825.00
Line Striping	LF	\$ 1.00	245	\$ 245.00
Line Striping Symbol	EA	\$ 150.00	2	\$ 300.00
Guide Rail - Timber	LF	\$ 60.00	370	\$ 22,200.00
PVC Pipe (6" dia.)	LF	\$ 35.00	50	\$ 1,750.00
PVC Pipe (8" dia.)	LF	\$ 40.00	370	\$ 14,800.00
HDPE Pipe (15" dia.)	LF	\$ 60.00	415	\$ 24,900.00
End Section (15" dia.)	EA	\$ 600.00	3	\$ 1,800.00
Rip Rap	CY	\$ 80.00	75	\$ 6,000.00
Catch Basin	EA	\$ 5,000.00	5	\$ 25,000.00
Yard Drain	EA	\$ 500.00	3	\$ 1,500.00
Drain Manhole	EA	\$ 6,500.00	1	\$ 6,500.00
Flow Control Structure	EA	\$ 10,000.00	1	\$ 10,000.00
Infiltration Chamber	EA	\$ 1,500.00	18	\$ 27,000.00
Filtration Unit	EA	\$ 17,500.00	1	\$ 17,500.00
ESC: Concrete Washout	EA	\$ 500.00	1	\$ 500.00
ESC: Construction Entrance	EA	\$ 1,900.00	1	\$ 1,900.00
ESC: Drain Inlet Protection	EA	\$ 125.00	5	\$ 625.00
ESC: Erosion Control Blanket	SY	\$ 3.00	730	\$ 2,190.00
ESC: Silt Fence/Haybales	LF	\$ 7.00	925	\$ 6,475.00
Retaining Wall	SF	\$ 60.00	1,720	\$ 103,200.00
Fence: Post & Rail / Split Rail	LF	\$ 35.00	70	\$ 2,450.00
Fence: Stockade	LF	\$ 55.00	390	\$ 21,450.00
Bollards	EA	\$ 750.00	11	\$ 8,250.00
Traffic Signs	EA	\$ 300.00	5	\$ 1,500.00
Wheel Stops	EA	\$ 275.00	9	\$ 2,475.00
Site Lighting	LS	\$ 23,000.00	1	\$ 23,000.00
Exterior Stairs	LS	\$ 8,000.00	1	\$ 8,000.00

Landscaping	LS	\$ 41,575.00	1	\$ 41,575.00
<b>Total</b>				<b>\$ 973,274.45</b>
Construction Cost with 20% Contigency				\$ 1,167,929.34
\$41,000 + 3% of amount over \$1,000,000				\$ 46,037.88
<b>Recommended Inspection Fee</b>				<b>\$ 46,500.00</b>

The estimate is approximate. The prices shown are not actual construction prices and are subject to change. This estimate is to be used for Town bond and fee purposes only. Any changes to the scope of the project may require a change to the recommended bond or fee amount.

James J. Hahn Engineering, P.C.  
1689 Route 22  
Brewster, NY 10509

**Erosion & Sediment Control & Site Restoration Bond Estimate**  
**Apap Land Management, 1912 Route 22**  
**based on information provided by J. Rober Folchetti & Associates**  
**February 18, 2026**

Item	Unit	Unit Cost	Quant.	Extension
ESC: Construction Entrance	EA	\$ 1,900.00	1	\$ 1,900.00
ESC: Drain Inlet Protection	EA	\$ 125.00	5	\$ 625.00
ESC: Erosion Control Blanket	SY	\$ 3.00	730	\$ 2,190.00
ESC: Silt Fence/Haybales	LF	\$ 7.00	925	\$ 6,475.00
Seed & Mulch	SY	\$ 0.85	7,066	\$ 6,006.10
Topsoil: Spread Stockpiled Soil	SY	\$ 1.50	3,410	\$ 5,115.00
Tree Restoration	EA	\$ 115.00	23	\$ 2,645.00
<b>Total</b>				<b>\$ 24,956.10</b>
Total with 20% Contigency				\$ 29,947.32
<b><u>Recommended ESC Bond Amount</u></b>				<b><u>\$ 30,000.00</u></b>

The estimate is approximate. The prices shown are not actual construction prices and are subject to change. This estimate is to be used for Town bond and fee purposes only. Any changes to the scope of the project may require a change to the recommended bond or fee amount.

James J. Hahn Engineering, P.C.  
1689 Route 22  
Brewster, NY 10509

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

INTRODUCED BY: Tom LaPerch  
 SECONDED BY: Jim King

DATE: March 9, 2026

**WHEREAS, Apap Land Management** as the Applicant/Owner of certain properties located **1912 NYS Route 22** in the OP-2 Zoning District in Town of Southeast and known and designated as Tax Map Number 35.-2-6 has submitted an application for Site Plan and Conditional Use Permit approval for a proposal to construct a two-story combined office/garage style building, to be used as a painting contractor business, with nine off-street parking spaces and an approximately 5,700 square foot outdoor storage area on a 1.63-acre property (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 11/24/25, 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:

<b>Drawing No. &amp; Title; submitted by</b>	<b>Original Date; Last Revised</b>
Stormwater Pollution Prevention Plan, prepared by J. Robert Folchetti & Associates	9/25; 1/26
Full Environmental Assessment Form, prepared by Apap Land Management	9/25/25
G-01, Drawing Index, Legend, Symbols & General Notes, prepared by J. Robert Folchetti & Associates	9/25; 2/6/26
G-02, Existing Conditions & Boundary Survey, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-03, Overall Site Layout, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-04, Site Plan & Grading, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-05, Driveway Plan & Profile, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-06, Proposed Entrances & Sight Distances, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-07, Stormwater Plan & Profiles, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-08, Erosion & Sediment Control Plan and Details, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-09, Lighting Plan, prepared by J. Robert Folchetti & Associates	9/25; 2/6/26
G-10 and G-11, Site Landscaping Plan I & II, prepared by J. Robert Folchetti & Associates	9/25; 2/4/26
G-12, SSTS & Potable Water Supply Well Site Layout, prepared by J. Robert Folchetti & Associates	9/25; 2/6/26
G-13, Design Data, Soil Test Results & SSTS Profile, prepared by J. Robert Folchetti & Associates	9/25; 2/6/26
G-14, SSTS Design Details	9/25; 2/6/26
G-15 – G-18, Typical Site Details I - IV, prepared by J. Robert Folchetti & Associates	9/25; 2/6/26

Drawing No. & Title; submitted by	Original Date; Last Revised
G-19, Flow Control Structure (FCS-1) Details, prepared by J. Robert Folchetti & Associates	9/25; 2/5/26
G-20, Below Grade Stormwater Infiltration Chamber Details, prepared by J. Robert Folchetti & Associates	9/25; 2/5/26
G-21, Stormwater Management System Details, prepared by J. Robert Folchetti & Associates	9/25; 2/5/26
G-22, Traffic Circulation & Signage Plan, prepared by J. Robert Folchetti & Associates	10/25; 2/6/26
Architectural renderings (3 sheets), prepared by JPL Architects	Undated
Architectural floorplans (5 sheets), prepared by JPL Architects	8/8/25; 1/26/26
Department of Health Approval	3/13/25
Statement of Use, prepared by J. Robert Folchetti & Associates	9/25; 1/26
Memorandum to the Planning Board (response to AKRF memo, prepared by Paul Pelusio, JRFA)	2/6/26
Memorandum to the Planning Board (response to Hahn memo, prepared by Paul Pelusio, JRFA)	2/6/26

; 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 1/21/26 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 Conditional Use Permit Approval for **Outdoor Storage**, 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 Code Enforcement Officer shall have right of entry for inspection, with reasonable notice, to determine compliance with the conditions of this permit.

**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 **Apap Land Management** including all stormwater and wastewater treatment systems and conveyance systems.
6. The stormwater facilities maintenance agreement shall be executed and filed prior to final close-out of the project.
7. 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.
8. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board two full set of final full-sized plans and four copies of the filed plans on eleven-inch by seventeen-inch, or similar, paper, with a graphic scale indicated (to allow for scale measurements of photo-reduced drawings), for distribution to the Town Engineer, the Planning Board, the Town Clerk, the Building Inspector, and the Town Planner. This final plan set shall include the final architectural plans approved by the Planning Board. Each of these sets shall be bound and shall contain a signature box on the Index or Title Page for the Planning Board Chairman's Signature. No Building Permits shall be issued until these plan sets have been submitted to the Planning Board Secretary and signed by the Planning Board Chairman.
9. 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.
10. The Application included conceptual locations of proposed signage. However, prior to the installation of any permanent signage, a sign permit application shall be submitted to the Building Inspector for review and referral to the PB/ARB for review and approval.
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.

Toula Paull  
T. LaPerch, Chairman  
Southeast Planning Board

# TOWN OF SOUTHEAST

## PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

### APPLICATION REVIEW

MEETING DATE: March 9, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: 157 & 159 Nichols Road

ADDRESS & TAX NUMBER: 157 & 159 Nichols Road, Tax Map ID 68.-1-27.2

REPRESENTATIVE: Insite Engineering

PLANNING BOARD REFERRAL DATE (IF APPLICABLE): \_\_\_\_\_

ZONING COMPLIANCE APPROVAL DATE: \_\_\_\_\_

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

1. PB/ARB Application, prepared by Daniel Bluman, dated 2/10/26
2. 2 Architectural Renderings, no preparer, undated
3. 3 photos of neighboring lots, no preparer, undated
4. 1.01, Floorplans, prepared by Brian Houck, dated 5/22/25 last revised 10/1/25
5. 1.02, Schedules, prepared by Brian Houck, dated 5/22/25 last revised 10/1/25
6. 2.01, Elevations, prepared by Brian Houck, dated 5/22/25 last revised 10/1/25
7. 3.01, 3.02, 3.03, Sections & Details, prepared by Brian Houck, dated 5/22/25 last revised 10/1/25
8. 4.01, Foundation Plan, prepared by Brian Houck, dated 5/22/25 last revised 10/1/25
9. 4.02, Structural Framing Plans, prepared by Brian Houck, dated 5/22/25 last revised 10/1/25
10. OP-1, Overall Plans, prepared by Insite Engineering, dated 7/5/23 last revised 10/3/24
11. SD-1, Site Development Plan, prepared by Insite Engineering, dated 7/30/25 last revised 9/18/25
12. D-1, D-2, D3, Details, prepared by Insite Engineering, dated 7/30/25 last revised 9/18/25
13. SD-1, Site Development Plan, prepared by Insite Engineering, dated 7/30/25 last revised 9/18/25

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN:  DATE: MARCH 9, 2026

