

TOWN OF SOUTHEAST
1360 Route 22
Brewster, New York 10509
Thursday, May 7, 2020
WORK SESSION/REGULAR MEETING 7:00 P.M.

NOTICE OF TOWN BOARD MEETING AND AGENDA

Please Note: This meeting will take place by videoconferencing and it will be recorded. It will be posted on the Town's Website southeast-ny.gov and a transcript of the meeting will be posted within thirty (30) days of the meeting.

If you have any questions that you would like to address with Town Board during this meeting, please e-mail your questions to thay@southeast-ny.gov before 6:00 P.M. the day of the meeting and the Board will respond to your inquiry at the end of the meeting during "public comment."

To join the meeting:



1. If you **have not used Zoom before:** Please download the free app prior to the meeting so you are ready when the meeting starts:

<https://zoom.us/download>

2. Join from your computer, tablet or smartphone click the following link:

<https://us02web.zoom.us/j/85615425142?pwd=bGZycWZVZzM3emMvSlh4TzhCUUxNUT09>

When prompted, please provide your full name.

OR

3. You can also dial in by using your phone:

Call-in number: 1-929-436-2866

Meeting ID: 856 1542 5142

Meeting Password: 289942

For Additional Zoom FAQs and tutorials:

<https://support.zoom.us/hc/en-us/categories/200101697-Getting-Started>



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Pledge of Allegiance
Notation of Exits
Turn Off/Put on Vibrate – All Electronic Devices

Work Session:

1. N/A

Regular Meeting:

1. Motion – Set Public Hearing – 2019-2020 MS-4 Annual Report/Stormwater Management Plan – 05/21/20
2. Motion – Set Public Hearing – North Wood Tree Care – Special Permit
3. Resolution – Special Permit Request – Classic M&J Properties

Recognition of Public/Public Comment
Recognition of Town Board/Town Board Comment

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

**SPECIAL PERMIT REQUEST
CLASSIC M&J PROPERTIES**

RESOLUTION NO. _____ / 2020

DATE: May 7, 2020

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, CLASSIC M&J PROPERTIES, owner of premises located at 4 Sodom Lane South, Tax Map No. 68.5-2-13 (the “Subject Premises”), has made application to this Town Board for a Special Permit to allow a portion of the Subject Premises to be used for a “General Business” use, to wit: woodworking shop and accessory office; and

WHEREAS, the Subject Premises are located in an NB zone; and

WHEREAS, General Business uses are only permitted in an NB zone upon the grant of a Special Permit by the Town Board; and

WHEREAS, the Town Board is in receipt of a report and recommendation from the Southeast Planning Board wherein the Planning Board has recommended the grant of the Special Permit and has found that the proposal of CLASSIC M&J PROPERTIES is in general compliance with the applicable general and special standards of Article X of Chapter 138 of the Town Code; and

WHEREAS, the Planning Board, as Lead Agency for purposes of State Environmental Quality Review Act (“SEQRA”) and has adopted a Negative Declaration indicating that the project is not likely to adversely affect the environment; and

WHEREAS, a public hearing was held by the Town Board on April 23, 2020 in connection with this application and all interested parties have been given an adequate opportunity to be heard in this regard,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby makes the following findings of fact in connection with the instant application:

1. The proposed use is in such location and is a size and character that it will be in harmony with the appropriate and orderly development of the surrounding district and will not be detrimental to the immediate site or adjacent properties;

2. The location and size of the proposed use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout, and its relation to access streets will be

such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous;

3. The exterior appearance of the building will not hinder or discourage the development and use of adjacent land and buildings; and

4. The proposed use will not require such additional public facilities or services or create fiscal burdens upon the Town greater than those which characterize uses permitted as of right.

AND BE IT FURTHER

RESOLVED, that based upon the foregoing findings, the Town Board of the Town of Southeast hereby grants a Special Use Permit to allow portions of the basement and first floor of the Subject Premises located at 4 Sodom Lane South, Tax Map No. 68.5-2-13, to be used as a “General Business” use, to wit: a woodworking shop and accessory office use, and for no other purpose, on the following conditions:

1. The applicant and its tenant shall operate the facility in compliance with all conditions set forth in Article X of the Zoning Code;

2. The general business use shall occupy portions of the basement and first floor of the Subject Premises only; and

3. Any expansion of the proposed use within the Subject Premises shall require review of and approval by this Town Board and the Town Planning Board..

And be it further

RESOLVED, that the Town Clerk is hereby authorized and directed to forward a certified copy of this resolution to CLASSIC M&J PROPERTIES, the owner of record of the Subject Premises; to the Secretary of the Town of Southeast Planning Board; and to the Southeast Building Department, forthwith.

UPON A ROLL CALL VOTE:

Councilman Alvarez	_____
Councilman Larca	_____
Councilman Lord	_____
Councilman O’Connor	_____
Supervisor Hay	_____

VOTE: carried / defeated by a vote of _____ in favor, _____ against; _____ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 7TH day of May, 2020.

MICHELE STANCATI
Town Clerk