

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
January 11, 2021**

Present: Chairman Thomas LaPerch; Boardmembers Jim King; Mike Hecht; Eric Cyprus; and Lynne Eckardt; Town Planner Ashley Ley; Town Attorney Willis Stephens; Secretary Victoria Desidero; Absent & Excused: Boardmember Dan Armstrong and Vice Chairman David Rush

Pledge of Allegiance

Introduction

Chairman LaPerch opened the meeting with the Pledge of Allegiance, a roll call vote (results above) and introduced the agenda items.

PUBLIC HEARINGS:

- 1. TESLA, 1 Starr Ridge Road, Tax Map ID 68.-2-2** – This was a Public Hearing to Review an application for Site Plan Amendment. Shiva Krishna and Matt Tilden of TESLA appeared before the Board. (Bill McGuinness joined the call later.) The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

Chairman LaPerch: Good evening. Who do we have for Tesla here please?

Shiva Krishna: Hi. Shiva Krishna from Tesla

Chairman LaPerch: Good evening. Welcome.

Mr. Krishna: Thank you very much and we have Matt Tilden who is part of our... our team from Dewberry.

Matt Tilden: Hello.

Chairman LaPerch: Thank you. Welcome. Who is going to give the presentation? Once again this is a Public Hearing. So, we've heard this, but at the end of your presentation, I will open it up to my Board then followed by the public. If the public has any comments, please raise your hand or we'll try to acknowledge you so please present your project please.

Mr. Krishna: Sorry. Is Bill on, Bill McGuinness?

Chairman LaPerch: No. I think...

Secretary Desidero: No.

Chairman LaPerch: We might have some issues because we changed our time to 7 o'clock from 20 years at 7:30 pm so he might not be aware of it, but if you'd like to take a shot at it without him.

Mr. Krishna: Sure. I don't actually have a presentation to show you unless Matt has some renderings he could show. Otherwise....

Town Planner Ashley Ley: I can show the screen.

Ms. Desidero: Ashley (Ley) has them.

Mr. Krishna: Thank you.

Chairman LaPerch: OK.

Mr. Krishna: Bill's really leading... spearheading the project here.

Chairman LaPerch: He is I know. He probably didn't realize the time difference.

Mr. Krishna: OK.

Chairman LaPerch: OK. So, the project is located on Starr Ridge Road, correct?

Mr. Krishna: Correct. Starr Ridge Road at the Dunkin Donuts commercial center and we are in the field just adjacent to it. There's the lawn just looking to your left if you're looking at the commercial property. There's going to be eight Tesla stalls there and a little pad for the dumpster for the Dunkin Donuts property. So, here's some... the renderings of it. I know I believe last time we spoke you wanted to see kind of what it would look like. Just want to let you know that we do our best at Tesla to try to make it not just functional but aesthetically pleasing as well. So, I think you'll be happy with the layout of the space. So, in terms of all the particulars, I know Bill has been talking to environmental and everything to secure the feasibility of it and it looks like we should be OK on that front. So, actually if you have any questions for Matt or I at this point, that would be... would be great. Happy to answer anything you have.

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Chairman LaPerch: OK. I think the... a couple of issues. You still have to get your Board of Health approval for the plaza to relocate the septic. Is that correct?

Mr. Krishna: I believe so. Bill has the detail on that as well. I will confirm with him and get back but I believe that...

Chairman LaPerch: I spoke to Bill yesterday and he did tell me that you were still working on that so this would be subject to that obviously.

Mr. Krishna: OK.

Chairman LaPerch: More importantly, you know, this is a highly visible site coming off of Starr Ridge Road so the landscaping was significantly important for our review here and I believe you know Lynne Eckardt, our Boardmember who has the experience here, kind of voiced her opinion on stuff. So, I'm going to let her go with that but I have no further questions. My concern here was the garbage issues out there that I saw; not only in the plaza... I spoke to the owner about it and he said he hired somebody new and that's going to be rectified shortly, but I'm just concerned about the amount of garbage that some of these people will be leaving behind, you know, while they charge their cars. So, that's my concern at this point. Lynne (Eckardt), any questions that need asking, please?

Boardmember Eckardt: I do, Tom. Thank you. We went over the landscaping. It was great. The landscape architect really worked... we... we had a Zoom meeting. It was very productive. The Department of Environmental Protection or the old DEP has suggested some substitutions, which I hope they will agree to as well. There were a couple of shrubs that they're using or trees that are not native and the Environmental Protection Agency wants them to use native. So, I would strongly suggest that they do that. Also, there was a very good letter from a neighbor... a Mr. Carlson.

Chairman LaPerch: The traffic. I have... I have his letter here.

Boardmember Eckardt: Oh, good, because I think that should be discussed. He asked a good question too. Are only Teslas allowed to be charged there or can other electric cars be charged there?

Mr. Krishna: As it stands today, only Teslas charge at the Tesla station.

Boardmember Eckardt: OK. Is that because of the way... is that because of the way they plug in? I mean, is it mechanical or is that just how it's done? I'm... enlighten us.

Mr. Krishna: Right. It's... it's... one, it's mechanical but two, it's a business decision by the company at this stage.

Boardmember Eckardt: OK. All right and I know Mr. Carlson had some traffic concerns as well. So, Tom, will you address those? Or who will address those?

Chairman LaPerch: Let's... let's stay on the topic, Lynne, because you're right. Mr. Carlson sent... sent us a letter that we have for the record here and it was concerning about the Starr Ridge Road-Route 6 interchange and people coming out of that... that plaza right now. (Town Planner) Ashley (Ley) and I spoke to (Town Engineer) Tom Fenton during the week, and Ashley, we decided that we're going to kind of put this on hold and... and revisit the entranceway of that plaza, right?

Ms. Ley: Correct. There were some concerns about accidents and near accidents at that intersection. We requested... we FOIL'd the data from the Department of Transportation as well as the County for the accident reports for that location and the Town Engineer is possibly going to be looking at possible physical improvements to make that a safer exit.

Chairman LaPerch: So, we're going to revisit the geometry of that entrance. It wasn't constructed correctly to begin with. So, this is our opportunity to correct it. Especially if you're going to be there right at the entrance there. We figured we needed to kind of correct it now. So, Lynne, to your point, we are looking into it.

Boardmember Eckardt: Great. OK. I understand it's a business decision to only allow Teslas there but I think Mr. Carlson had a, you know, good point that, you know, it would be nice to have it available for others. How does this work? Do you pay to recharge the car there?

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Mr. Krishna: Sure. Just like a regular gas pump station, you'd pull up and you pay, you know. In this case, Tesla customers have a credit card on file and it charges their card on file.

Boardmember Eckardt: OK. All right. That really helps and I appreciate it. Do you know whether you will be substituting those shrubs?

Mr. Krishna: In regards to planning of all... all the, you know, all the plans you've decided on, if you have any recommendations for what you want subbed out, we're happy to take on these...

Boardmember Eckardt: I... I would go... I would just go with the Department of Environmental Protection recommendations but I will get that to you and I really appreciate it.

Allen Pilch: Mr. Chairman?

Chairman LaPerch: Yeah.

Mr. Pilch: Hi. May I interrupt? May I speak up on this?

Chairman LaPerch: Yeah, sure. Can I just call a time out here? Someone's got some background noise going on. Would you please mute yourself if you're not speaking in the meeting here? I hear background noise. Please mute yourself unless you're speaking. Thank you. Allen, you're on.

Mr. Pilch: Thank you. I'll just say that Lynne and I went over this plan at length. Some of the plants we decided upon were ones that she had indicated she was very much in favor of such as the Juniper Chinensis Sea Green, and I will say that the plant materials, I'm fine with substituting them but some of the plant materials, for example, like Pieris Japonica, Japanese andromeda, are very deer unfriendly. That's one of the reasons it's there and Juniperus Chinensis, the two varieties that are there, are very good for screening, you know, the view in toward... So you're not looking at a parking lot because I know it's a very significant intersection and these plants like Pieris Japonica which she's suggesting, you know, they're fine but I will say that, you know, the plant materials that are chosen will provide very good screening. The non-native plants are not invasive at all. They... you know... they don't... they're not spreaders or anything like this. So, there aren't any issues with it so I just wanted to make that clear.

Chairman LaPerch: Hey, Ashley, can you put up the... the landscaping... the plants Allen is speaking and I'm... I'm trying to figure out what the hell he's talking about. Didn't you have pictures of them?

Mr. Pilch: They're on the... one of the... at the bottom...

Chairman LaPerch: There you go.

Mr. Pilch: I just wanted to make the point that... you know...

Chairman LaPerch: No. I... I, Allen, that's why...

Mr. Pilch: Lynne and I spent a lot of time carefully selecting these.

Boardmember Eckardt: And I will say, I mean, I... I really appreciate the way this has been done and I think having the illustration is fantastic so, Allen, thank you. I would only suggest... I think... I was never as much a fan of Andromeda in this location as... certainly I love the Sea Breeze, but I think it's pretty windy for the Andromeda, but that, you know, whatever... whatever... I'm OK with the plan 'as is.' I just felt that probably the Pieris could be subbed but I'm... I don't need to nitpick. I wouldn't have brought it up except for it was brought up by the Department of Environmental Protection.

Mr. Pilch: That's just a suggestion on their part. I just want to make it clear that it's a suggestion on their part. They don't have any approval authority. You have the approval authority on this. That's how... that's what it is. I mean (inaudible) does have some deer browse issues. I have some in my backyard. I know what it's like. So, I'm just... I'm just pointing it out. Eastern Red Cedar is, you know, which they're suggesting, it's... it's a fine plant but it's not... you know, it's not of the quality of... of the, you know, the Juniperus Chinensis plants, the varieties that were... that were selected. So, I just wanted to point it out, it's at your discretion but I'm more than happy to spot them out.

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Chairman LaPerch: Well, I'm going to take Lynne's advice here. She's kind of the expert on our team here, but I appreciate it, Allen. Lynne, any more questions?

Boardmember Eckardt: No. I would recommend just subbing the Andromeda. I really like the Sea Greens, so but, you know, use your own best judgment. Allen, I really want to thank you for working hard on this. I really appreciate it.

Mr. Pilch: OK. I appreciate that, too. Thank you.

Chairman LaPerch: Thank you very much. Mr. King, any comments for this applicant please?

Boardmember King: It looks good. Good job on the redoing of the drawing with all the plants. I don't know one plant from another so I'll say, 'good job Lynne', but back to... Circling back to something we talked about before which I had never even occurred to me to ask about the charging station. Is it because the... the charging connection is a proprietary Tesla charging and is that why others can't...? Or is it because of the account you have? I'm just curious if all the electric cars have a universal connection.

Mr. Krishna: Correct. So, like a universal charger and volt companies that make them, you... whatever manufacturer's car you buy, you can find an adaptor that goes to that universal charger. Much like ours, we can make an adaptor and connect it to a Tesla supercharger and charge a Prius no problem. We just haven't made that choice yet. That's ultimately due to our growth and where our business needs are at the moment and as time passes, it can be re-evaluated and potentially we can open up our entire network to the country or... or larger, but since I'm not privy to those kinds of conversations at Tesla, I can't really tell you more.

Boardmember King: I got you. All right. Thanks. That was really very informative.

Chairman LaPerch: Good question. Great question. Mr. Hecht, any questions, sir, for this applicant?

Boardmember Hecht: Yeah, just a quick, well, quick comment and quick question. It does look good. I'm kind of happy with the aesthetics. What is the average time spent at a charge station by a particular customer?

Mr. Krishna: In this scenario, this is version three so it's our latest hardware and it'll be about 20 minutes on average. That gets you about an 80 to 90% charge.

Boardmember Hecht: OK. OK. Thank you.

Chairman LaPerch: Good question. We're learning. Mr. Cyprus? (Pause.) Mr. Cyprus?

Boardmember Cyprus: Sorry, yeah, I was muted. I have nothing to add, Tom, thank you.

Chairman LaPerch: OK. Thank you, sir. All right, I have no further questions. The Board is done. We might have a question after we hear from the public if another question comes up. So, at this time, if there's a public comment regarding this applicant... application of Tesla on Starr Ridge Road, I'd like you to raise your hand or use the chat so we can acknowledge you, and more importantly, we need to know your name for the record. We're now recording. We need to know it. So, Victoria, do we see anybody for this application? I'm opening it to the public at this point.

Ms. Desidero: I'm looking.

Chairman LaPerch: OK.

Paul Marini: Hi. I'm on the phone. I don't know if you can hear me... If I can comment?

Chairman LaPerch: Yes, we can. Thank you. Your name, sir?

Mr. Marini: Sure. My name's Paul Marini.

Chairman LaPerch: All right, Paul. Welcome.

Mr. Marini: All right. I just wanted to say I've... I've owned a Tesla for three years and we just bought our second Tesla. I'm a big proponent of the Tesla charging network. I think it would be a great addition to have in Town and support it 100%. That's all I wanted to say.

Chairman LaPerch: Thank you for your comment. Any other public comments at this time?

Ms. Desidero: We have John raising his hand. I'm going to unmute him.

Chairman LaPerch: Thank you. John? Is it John Lord?

Ms. Desidero: No.

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Chairman LaPerch: OK.

John Hartley: Can you hear me now? Can you hear me now?

Ms. Desidero: Yes.

Chairman LaPerch: Yes. John, your name and address, please?

Mr. Hartley: John Hartley. We have property that we live at part-time at Vail's Grove, Peach Lake.

Chairman LaPerch: OK. Welcome.

Mr. Hartley: Thank you. My wife and I have been driving Tesla's for over three years. We've probably driven about 40,000 miles everywhere from Texas to Maine in them and used the supercharging network extensively. We're very excited about this opportunity to have it in that location. I think you'll find that Tesla owners in general are very respectful of the property and, you know, your concerns about garbage and things. While certainly some of us would like to put our garbage there when we're taking a break to charge, I... I think probably it's not your major cause of... of mess or anything. I think that it's mostly going to be that if there's trash for us to use, that somebody needs to be emptying it once in a while, and I'm sure that'll be figured out but it's... it's exciting. We're really looking forward to having one. That's a perfect location because of its access both north and south and east and west for Tesla drivers coming through on long-range trips. Thank you.

Chairman LaPerch: We appreciate your comment. Thank you very much. Any other comments? (Pause.) No, Victoria?

Ms. Desidero: I'm looking. We have two screens to check here. Ashley, have we stated what the ways are to be...?

Ms. Ley: You can raise your hand if you go to the participant box and... and hover over your name or if you're on the phone, you can press *6 or *9 or you can use the chat box to ask a question, and that's available at the bottom of your screen.

Ms. Desidero: At the moment, I don't see anybody else, Tom.

Chairman LaPerch: OK. I don't either so at this point then, unless I have any further comments from my Board, I'd like to make a motion to close tonight's Public Hearing.

The motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor.

Chairman LaPerch: Next steps for this applicant please, Ashley?

Ms. Ley: So, the Town Engineer is going to be looking into some of the safety issues and we'll reach out to their consultants once we get that information back that we've requested. Then they also have to follow up with the Department of Health regarding the septic and once those items are all finished, they can come back for Final Site Plan Approval.

Ms. Desidero: I was just going to ask...

Chairman LaPerch: Mr. McGuinness, Mr. McGuinness, unmute yourself.

Bill McGuinness: Do you hear me now?

Ms. Desidero: Tom, could I just add one thing to that? If the applicant wishes, they can submit their cost estimates for their project prior to coming back the next time, then they would be able to have their bond recommendations on the same night.

Chairman LaPerch: That makes sense. Good stuff. Hey, Bill, a little late to the party but welcome. I've said that you're working with the engineers to relocate the Board of Health. How are you doing with that?

Mr. McGuinness: We've submitted and we're expecting comments back any time. What I would ask on... on that, given the Board of Health has been a little backed up lately, is if we could request a conditional approval or a vote on a conditional approval in the resolution, if possible, because we just can't know the timing of getting the approval.

Chairman LaPerch: We've done that before.

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Ms. Ley: We would need some indication from the Department of Health that they were generally okay with that relocation.

Mr. McGuinness: I... I will ask if they're willing to do that. I'm not sure if they would be comfortable doing that. If they've done that in the past for you then we'll request it. We'll request it either way.

Ms. Ley: The issue is that the Planning Board approves it but the septic... if it's not OK, then you'd have to come back for an Amended Site Plan Approval to change the layout of the parking.

Mr. McGuinness: Understood. Understood. I mean, that's... if that's what you tell me what we have to do, I'm asking for conditional approval. We wouldn't be able to do anything until we provided the approval.

Chairman LaPerch: Why don't you give us an update, Bill, and we'll figure it out?

Mr. McGuinness: OK. It's... the... the stage that we're at... the intention of the design was discussed before the design was submitted and our Engineer is confident that he'll get it approved but it's taken him a few months just to get the fellow on the phone, frankly.

Chairman LaPerch: Yeah. No doubt. All right. Get back to us and submit updates when you can.

Mr. McGuinness: Will do and I'm sorry I was coming in late. I was having a problem connecting.

Chairman LaPerch: No problem at all. Things went well. Things went very well. OK. Thank you. Good night and we'll see you soon.

Mr. McGuinness: Thanks. See you soon. Thank you.

2. **LAKEVIEW PLAZA PLAYGROUND, 1505- 1515 Route 22, Tax Map ID 46.-1-1.-1** – This was a Public Hearing to Review an Application for Site Plan Amendment. The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed all in favor. Juan Yepes of JMC Engineering; Architect Chris Raffaelli; Alan Albrecht and Monica Roth of UB Brewster, LLC; and Giovanna Pennella and Donovan Beckford of Westchester Community Opportunity Inc. appeared before the Board.

Chairman LaPerch: Who is doing the presentation tonight for the plaza please?

Juan Yepes: Good evening. It's Juan Yepes.

Chairman LaPerch: Hi, Juan. Welcome.

Mr. Yepes: Thank you. I'm here with Rob Aiello, and Chris Raffaelli who is the architect, and Andy from Urstadt Biddle.

Chairman LaPerch: OK. Can you bring up the map so you're in control of the board?

Mr. Yepes: I... how do I share it... I see it. Disabled participant screen sharing.

Ms. Ley: Victoria, can you promote him to a co-host?

Ms. Desidero: I am attempting that right now.

Chairman LaPerch: It sounds like somebody's heartbeat right there.

Ms. Desidero: OK. So, Juan is a co-host. Is there anybody else who needs to be a co-host?

Mr. Yepes: Yes, please. Rob Aiello.

Ms. Desidero: OK. You got it.

Mr. Yepes: Chris, would you like to?

Chris Raffaelli: Sure.

Mr. Yepes: All right.

Ms. Desidero: OK.

Mr. Yepes: Andy?

Ms. Desidero: So, you can all speak. You're all unmuted but the co-host is able to share the screen. That's the only difference.

(unidentified): Very well. Can we also unmute Giovanna?

Ms. Desidero: Yes. I will do that. We also have Mr. Albrecht, I believe, from UB Brewster. I will unmute him as well.

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Chairman LaPerch: Someone has a bad audio in the background. If they can figure out who it is, can you mute it?

Giovanna Pennella: Can you also unmute Donovan Beckford please?

Chairman LaPerch: Oh my God.

(unidentified): Big crowd. (Laughter.)

Chairman LaPerch: It is.

Ms. Desidero: OK. I've unmuted everybody who's asked to be unmuted. Some of them are choosing to stay muted which is probably a good thing. (Inaudible) everyone speaking.

Chairman LaPerch: Juan, Juan, are you running the show?

Mr. Yepes: I am showing my screen.

Chairman LaPerch: All right. Let's go.

Mr. Yepes: So, we are proposing a new dozen square foot playground area on this location over here. Can you see? And this is how the area currently looks. We are proposing a new daycare facility; mostly on the second floor. They are also going to use a part of the first floor and the daycare facility requires a playground area; which we are proposing to have on this... on this location. So, as part of the... Rob, do you want to start now?

Mr. Aiello: Yes. So, thank you, Juan. Good evening, Mr. Chairman, members of the Board. So, at the last meeting, the Board requested that the applicant prepare a rendering of the playground which we provided and Juan is showing on the screen. So, this rendering shows a few different elements of the playground. We are proposing locust trees around the perimeter to provide both shade and screening of the playground. This has an eastern exposure. It'll get morning sun. The entire fence will be... the entire playground area will be fenced with a black, vinyl-clad chain link fence. We selected the black, vinyl-clad as it tends to disappear more so than a color type chain link fence, but then we're also proposing around the perimeter grasses that will go around the entire area with the exception of where we are proposing access. At the left where there's a ramp. At that location, that's the main entry into the playground when you come out of the building to go into the playground and then there's another opening at the back but that's more of an emergency type exit. But you'll see that we also have in the beds, grasses that will grow to about 5 ft. tall. The fence graphically is shown to be about 6 ft. tall so that will help screen the area. Then that... those grasses then get cut down for the wintertime and they regrow back in the spring. So, we've also shown some representative type play equipment inside the playground to give you an idea of potential height, scale and mass within the playground area. There were some comments from AKRF regarding the crosswalk that brings you into the area and we are showing on our current plan pedestrian crossing signs so that people know that there are pedestrians. We did review the latest memo from AKRF and what we'd like to propose, in addition to that, are maybe some portable white picket fences that we can show to kind of provide a visible barrier in this area, but we do need it to be pretty easily moved because that is the area where the gas meters are. There's also a utility room in the back. There's a door in the back corner.

Alan Albrecht: You're frozen, Juan or Rob.

Mr. Aiello: So, Juan, if you could just go back to the rendering?

Mr. Yepes: Yeah. I got frozen for a second.

Mr. Aiello: I believe that handles the comments that we got from the Planning Board at the last meeting and then the additional fencing that we can put as a barrier; a visual barrier across the pedestrian area. You know, it's... you know, like you said, we're really just trying to make this an airy space with shade that screens some of the lower elements but is also, you know, provides the required outdoor play space for the new daycare.

Chairman LaPerch: So, Rob, you said you're not putting a fence up at that crosswalk?

Mr. Aiello: What we're doing is... we'll have a... we can't put a permanent fence because you can see in the back, we have the utility area. We have... that room there is the door into the utility

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room but we would propose like a movable PVC picket type fence. We could put two fences there so that there's a visual barrier.

Chairman LaPerch: OK. OK. All right, what else you got?

Mr. Aiello: That's all we have, Mr. Chairman.

Chairman LaPerch: All right. Well, thank you. Lynne Eckardt, any questions for this applicant please?

Boardmember Eckardt: Yeah, I have a few. If you go back to the other rendering, can you show me how closely... how close any loading docks are or how closely trucks will drive by this area?

Mr. Yepes: So, yeah, the loading dock... this is the loading dock; one's here. There is another one here. So, you know, this truck backs up into this one and there's a building here so, I don't think they'll, you know, they'll impact us....

Mr. Aiello: What we're... what we're doing there is we are proposing a curb so there'll be a curb that's around the perimeter and that's that line that Juan is showing now and then 11 ft. back is the fence for the playground itself. Along the fence, there will be bollards placed at 5 ft. on center. So, those will be concrete filled steel bollards and so, we have both a vertical element for protection, we have distance from the curb, and then we have the barrier itself with the bollard around the perimeter of the playground.

Boardmember Eckardt: OK. So, what I'm not understanding... I thank you for pointing that out, but do... can any cars or trucks drive by this area? I see it looks like there is a driveway there.

Mr. Aiello: Of course, there are two driveways. That one there that's a drive aisle and then there's also a drive aisle out closer to the wall that was recently repaired.

Boardmember Eckardt: OK. I... I just want to be on note... on record for saying I'm still uncomfortable with little ones being without a gate... a gate of some sort or something even more secure for... for the crosswalk in case one of the kids runs. They can go around the picket fences. So, that's just my... my feeling on that. The landscaping looks fine on this but I do have a safety concern. So, thank you.

Chairman LaPerch: Thank you, Lynne. OK. Mr. King?

Boardmember King: Yeah. I would like to see the fence extend all the way right to the door so that they could funnel right out the door and right into the playground area for the kids. Even if you put a couple of accesses across... across for the meter people to get in there every now and then. I would think it would... I would be better off if my kids went straight into the play area rather than into a different... into like an in-between area before they go there. So, anyway, that's my only... I... just that one safety concern is all I have.

Chairman LaPerch: Thank you. Mr. Cyprus... Mr. Hecht. I'm sorry.

Boardmember Hecht: Yeah. No, I'm in agreement with the previous two members.

Chairman LaPerch: OK. Thank you. Mr. Cyprus?

Boardmember Cyprus: I also obviously agree with the fence concern but I would actually like a little bit more protection. I realize that trucks need to get in there but... and I don't know exactly how they work but if you look at the end of our bike paths as they intersect with roads, there are bollards and they are removable so that emergency equipment can get on the bike paths. So, I think you could put a couple of bollards... well, I don't know the right amount. I think you could put some bollards there that would be easily removable to access the services. I would just say we need more protection there.

Chairman LaPerch: Good point. Thank you.

Boardmember Cyprus: It looks, you know, everything looks great. I love the protection around the playground. You know, just the crosswalk is my only concern.

Chairman LaPerch: Good point. Thank you. OK. If there's no further questions from the Board at this time, we'll... I'm going to open it up to the public. Once again, if you wouldn't mind, acknowledge through chat, through raising your hand or some kind of motion, we'll recognize you

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and please state your name and address for the file. So, at this point, I'd like to open it up to the public. Any public comment at this point please?

Ms. Desidero: Ashley, we'll need to get the screen back. Can you do that or do I need to do that?

Mr. Aiello: Juan, I think you can just...

Ms. Ley: Juan can do it.

Mr. Aiello: ...stop sharing your screen.

Ms. Desidero: Yeah. Thank you. It's easier to see.

Chairman LaPerch: OK. There we go. We're back. Any questions? Do I see anybody raise their hand? Or do I see a chat? Chat room here?

Ms. Desidero: OK. It looks like a Mr. Beckford would like to speak and he's unmuted.

Donovan Beckford: Mr. Chairman, members, good evening everybody. I am Donovan Beckford. I am the CEO for Westchester Community Opportunity Program, Inc., otherwise doing business as WESTCOP. We are domiciled in Westchester County but operate across the entire Hudson Valley region. We are a publicly-funded organization. Much of our funding comes from either federal, state and local governments. We operate in Putnam County two Head Start funded programs. This one, which is being relocated from 33 Mount Ebo Road at the Temple, to be placed here in the Plaza will provide slots for somewhere between 80 or 90 children who are Head Start are eligible. This, I think, not only will it be a childcare center but we will have some 18 employees there which provides economic support for that community. We're very excited about this. In addition to providing Head Start services in Putnam, we also operate a Community Action Center on Main Street in Brewster. Mr. Chairman, this evening we, you know, would like to just ask that the Board supports the developer's proposal to build that playground but besides the playground we will have, as he said earlier, the opportunity to occupy a significant portion of the second floor and a unit on the first floor.

Chairman LaPerch: OK. We're excited to have you.

Mr. Beckford: Thank you, sir.

Chairman LaPerch: Thank you. Thank you. So, any other questions?

Boardmember Eckardt: Tom, I have a quick question.

Chairman LaPerch: All right.

Boardmember Eckardt: Can I... I just... I had forgotten that this is WESTCOP and I am a member of the CAP Board in Putnam County; Putnam County CAP, and I wanted to make sure that I am able and should or should not vote on this. They're not the applicant, but...

Chairman LaPerch: Will (Stephens, Town Attorney)? Will, did you hear that question? Unmute yourself. Hello, Will, can we unmute you there?

Ms. Desidero: Will's a co-host so he should be able to speak.

Town Attorney Will Stephens: OK. I'm back. Can you hear me?

Chairman LaPerch: OK. Welcome.

Mr. Stephens: Lynne, you do not have any conflict. You're not on WESTCOP's Board so you can... you can act accordingly.

Boardmember Eckardt: I was on the WESTCOP Board but it's got to be five or six years ago, but I haven't been for that long.

Mr. Stephens: If you're not currently... if you're not currently on the Board, there's really no conflict.

Boardmember Eckardt: OK. Great, thank you, Will.

Chairman LaPerch: OK. Thanks, Will. Will Stephens, our Town Attorney, thank you. I see there was a chat... a comment from John Lord. Is that regarding this application or was it the previous one?

Ms. Desidero: I don't see it. It's in a chat?

Chairman LaPerch: Yeah. John. It said, 'what about the driveway issue?' I'm thinking that has to do with the Starr Ridge Road one.

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Town Councilman John Lord: Yeah. That was...that was the Starr Ridge Road one, Tom.

Chairman LaPerch: Thanks, John. We answered that app, right?

Mr. Lord: I don't know. Does that... does that have anything to do with the Board of Health request?

Chairman LaPerch: Yeah. We talked about that. We talked about revisiting the alignment of that road intersection.

Mr. Lord: Yeah. I just wondered if that was... if that would constrain closing the Public Hearing on that it. That's all. Thanks.

Chairman LaPerch: OK. Thank you. OK. Any other comments here? Lynne, I mean Victoria? Ashley? You don't see any?

Ms. Desidero: I'm looking. I...

Ms. Ley: I don't see any other comments but I just would like to recap about the recommendation regarding the fencing and the bollards. It does seem that there's pretty unanimous support from Planning Board members to install something more secure between the playground and the door and that it seems like the applicant is looking for something that is removable or has a double wide gate for that... for the infrequent access that's needed for the utilities so they can get in there, but the daily access by children should be more secure.

Chairman LaPerch: Juan, you had that. Rob?

Mr. Yepes: Andy, Andy, I think Andy wants to speak.

Mr. Aiello: He needs to be unmuted.

Mr. Yepes: Yeah. Go ahead, Andy.

Ms. Desidero: I think Mr. Albrecht wants to speak.

Mr. Albrecht: Please. Andrew Albrecht with Urstadt-Biddle Properties, Inc. We're the owner of the shopping center and... I... I appreciate everybody's comments and your concerns. One of the... one of the things that... one of the reasons why we chose this location tucked into the back of the building was the infrequent, you know, vehicle traffic around it. It's... it's not really in or along the main thoroughfare. The majority of... of vehicle traffic actually occurs on the outer roadway that Juan was showing earlier. You know, basically, alongside of the retaining wall that was recently replaced. So, it's not... it's not an area where a lot of traffic occurs and that was one of the benefits to this. A fence across there is not a very practical solution because of the accessibility for utility company vendors, contractors to get into those two service doors in those areas. We would be willing... we would be willing to install a number of... a number of removable either fixed or in the center removable bollards, but a fence is really not the most practical way of... of controlling or... or further protecting those kids. The gates get left open. If it's locked, somebody needs to be... show up with... with a key for a padlock. There's... there's operational issues that come with having a fence all the way across that area. Bollards either fixed and/or a couple right in the middle that are removable would be a much easier and more practical solution for... for, you know, the electrician, or the plumber, or the... the utility company for that matter to get to that transformer if they had to and those could simply be lifted up, the vehicle drives in and its replaced when they leave. So, I appreciate your concerns. It's... it's a concern that we've had as the landlord trying to... trying to make this design work but I... I would hope that we could find some kind of accommodation with bollards versus a physical fence. And that's...but, but... we as the owners of the property would be more than willing to accommodate, you know, some fixed bollards across there with removable ones as well.

Chairman LaPerch: Listen, Andy, I appreciate that issue but we have more concerns with the kids and running and there's quite a few of them. So, see if you can get back... get back to us and make us comfortable but it's... you can see the Board's pretty clear about, you know, the safety issue here.

Mr. Albrecht: I... I understand that. I recognize that. It's a safety concern of ours too, and I think that Mr. Beckford could respond to how the kids are moved across that area from the building to the

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play area, what kind of supervision they have, you know, how many... how many teachers or staff members per kids. I... we have other locations where we have childcare facilities and they are... those facilities walk children around the entire perimeter of the building to a remote play area similar to this but it's 500 to 600, you know, 700 ft. away along sidewalks and crossing a driveway, and... and they've been in operation over 10 years without incident.

Chairman LaPerch: Listen, Andy, I respect... I respect all that. I also know that you are under capacity for that plaza and if anything, with all the good work you been doing, that thing's going to be full capacity so that traffic issues are only going to get, you know, worse. So, you've got to get us comfortable with some kind of safety issue there. I understand that you're probably ultra-cautious with their walking through there, but I have a Board that's looking for some safety measures here. So, if you can get back to us with what you're proposing, we'd love to look at it.

Mr. Albrecht: Well, OK. We'll... we will look into fencing and how that can actually function as an operational part of both the daycare and the operation of the center.

Chairman LaPerch: I appreciate that. I would love to see what you bring back to us. Are there any other public comments? Victoria?

Ms. Desidero: I have...

Mr. Albrecht: Would it be appropriate for Mr. Beckford to comment on how the children are managed and handled?

Chairman LaPerch: Sure.

Mr. Albrecht: Thank you.

Ms. Desidero: Mr. Beckford?

Mr. Beckford: Mr. Chairman, thanks again for the privilege to speak. Yeah. The children in our programs are always escorted by at least two staff and there is a ratio dependent on the ages of the kids and this comment does not in any way negate your... your expressed interest in the safety. That's the top priority for us. I am not an engineer so I can't speak to the engineering requirement but we want to be sure that whatever is required to ensure that we have maximum security for the kids is in place. So, I... you know, I look to the engineers to satisfy that requirement.

Chairman LaPerch: Fine, and with your... and with the supervision, I guess we can come to an understanding but I'd like to see something presented to us based on the Board comments at this point. Any other... any other comments? (Pause.) OK. I don't see any. Victoria doesn't see any. Ashley doesn't. So, I'm going to make a motion to close tonight's Public Hearing.

The motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed all in favor.

3. ROUTE 22 MASTER PLAN AND ZONING UPDATE – This was a Public Hearing to Review the Planning Board initiative regarding changes to the Route 22 corridor Zoning.

Chairman LaPerch: Here we go. Number three is the Route 22 Master Plan and Ashley's going to tell us where we started, where we are, and what we got to... what we're going to do here moving forward. Ashley, if you could.

Ms. Ley: Sure. Let me just share my screen. First, I'm going to go through a brief overview of the Master Plan. The draft Master Plan has been available on the Town's Website since just before the Christmas holiday. Where we are in the process right now is we've had a number of meetings at the Planning Board level going over the various sections of Route 22, discussing existing and potential future uses in these areas. All of those ideas have now been assembled into the draft Master Plan and this is the first Public Hearing on that plan. Tonight, we're very open to the comments from members of the public as well as property owners along the corridor. This is very much a work in progress and we're going to take all of your suggestions back and discuss it with the Planning Board before a recommendation is ultimately made to the Town Board. The Town Board will then have its own Public Hearing and eventually consider it for adoption. So, just going over the first section. The first section is Study Area 1. The ideas in this area were to retain the

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existing RC Zoning right when you come off I-684 and that is because this was seen as a more rural area. There wasn't a lot of potential for new land uses in this area because of the constraints of having the reservoir on either side, but as you move up the corridor looking at the potential expansion of the existing SR-22 District, which ends right here and bringing that down into this area here which would encompass the intersection of Milltown Road and Route 22. So, that would pick up the bank property, the vacant piece of land here, the former Dill's Best site, and some other areas that may have potential for redevelopment. Another suggestion is to rezone the existing Brewster Woods development to RMF. Right now, it's Zoned SR-22 and housing is a pre-existing non-conforming use in that district so this would make this conforming. In Section 2, another potential expansion of SR-22, it would come up and encompass the intersection with Route 312 and Route 22. So, that would pick up Ski Haus, Kelly's Corner, and that... there's a former gas station at that corner that is currently being redeveloped. Another suggestion is to expand the allowable uses in SR-22 and I'll go over that in a moment. And lastly, in Study Area 3, the suggestion is to expand the existing HC-1 Zoning District to the north to capture the Life Storage building, or just beyond the Life Storage building to capture those two properties. One of these is currently under development for an office/commercial building, and then in this area here, Old Doansburg Road, this whole area used to be Zoned OP-1. It is proposed to be rezoned back to OP-1 and then in this last section, a new RC-2 Zoning District is proposed because this is a little bit more of a transitional area between a residential area here and Route 22, and as part of that RC-2 Zoning it would include all of the allowable uses in the RC Zoning District plus general business. For the SR-22 Zoning text changes including... would include adding new Conditional Use Permit uses such as general business, theater and performing arts, research labs, and doggie daycare as well as veterinary uses. It would increase the percentage of allowable accessory residential and it would also allow for new 'live/work' Zoning designations and it would include Special Permit conditions for that type of use. It would increase the maximum building size and remove some of the existing drive-thru restrictions. In the HC Zone, it's proposed to add new Conditional Use Permit use of self-storage. Currently, self-storage is not allowed anywhere in the Town of Southeast. The only self-storage that exists is the Life Storage building which is pre-existing non-conforming, and that would make that building a conforming use, and similarly, it would remove some of the drive-thru restrictions. For the RC Zoning District, we're proposing to allow single-family residential uses at the same density as R-160, which is a 4-acre Zone, and to allow accessory residential to commercial uses. In the... as I mentioned earlier, in the new RC-2, it would be very similar to RC except we would reduce the minimum lot size and setbacks to make them similar to OP-1 because a lot of those properties in that section are pretty small and are currently pre-existing non-conforming in regards to the RC Zoning District and we would add 'general business' as a permitted principal use, which is a use that's allowed in OP-1. There are also some general recommendations regarding potential bike infrastructure improvements and connections. We did a survey at the very beginning of this process and there were a few comments related to improving pedestrian and bike infrastructure, and there were several suggestions about trying to connect the existing and proposed bike trails to the Route 22 corridor. So, this is just a very cursory suggestion. At this point, further study would be needed to further to develop these and come up with engineered solutions to this, but generally it would be looking at connections along Sodom Road to avoid the... the exit off I-684 and then seeing if the Department of Environmental Protection would have any interest in allowing a trail to cross their property so we could keep the bikes off this particular section here which could be, you know, higher speed traffic. Looking into protected north-south bike lanes on the west side of Route 22 and then as we get into the more commercial section, protected north-south bike lanes on both sides. Another suggestion was looking into more landscape and design guidelines. So, Boardmember Lynne Eckardt had a lot of input on this and developed a preferred plant list for the commercial Zone area including some colorful perennials, and seasonal annuals at the entrances, hardy and salt tolerant shrubs buffering the parking areas along Route 22 and street trees. We've

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broken it into three Zones. There's the Commercial Zone right in the center which would be more formal. The Transitional Zone... Zone is just to the north and the south of the primary commercial area where we would introduce sidewalks and transition these more residential areas. There are a number of apartment buildings or condo developments to the north and south and then connect those to the commercial areas, and the Rural Zones right when you come off I-684 and then as you head north to Patterson. Also, we'd be looking at some hardscape design guidelines for outdoor seating, coming up with a standardized guide rails, wood guide rails preferred, and using consistent street furniture in the various plazas. In terms of implementing this, the short-term steps are to update the Zoning Code to allow a lot of these new uses and new map amendments to go forward. One of the biggest issues we've had in this area is the access to water and sanitary sewer infrastructure. So, looking to facilitate agreements between private sewer/water providers, or to expand and extend service where feasible to facilitate the... or to enable the development of underutilized properties. The preferred approach is to allow for private enterprise to... and the Town could act as an intermediary to help facilitate that. It's less preferred to have the Town take over the sewer infrastructure. Looking to work with the Department of Transportation to improve traffic... traffic flow and establish new pedestrian and bicycle infrastructure along the corridor. We'd be looking for grant opportunities and other public-private partnerships. What we don't want to see happen is have a lot of sidewalks to nowhere, which is sort of the slow way to do it. It's as each property comes up for Site Plan approval, you would have them install sidewalks but then you would end up with a lot of unconnected sidewalks, but that is one approach we could take in the interim while we actively seek other opportunities to take a more wholesale look at the corridor. Then to beautify the corridor through consistent landscaping, signage and street furniture and that could be integrated... those requirements could be integrated into the Zoning Code. So, that's a summary of the Master Plan and now we'll be able to take public comment.

Chairman LaPerch: All right. Oh, thank you. What happened here?

Ms. Ley: I... I closed the share screen. Can you still see me?

Chairman LaPerch: OK.

Ms. Desidero: I'm sorry to... before we do anything, we need to open the Public Hearing.

Chairman LaPerch: Yeah. I was just about to do that.

Ms. Desidero: Thank you.

The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

Chairman LaPerch: So, before I get going, I just wanted to thank Ashley for the work she's done here and I just wanted to make sure the public's aware that we did a pretty good job, in my opinion anyway, of reaching out to the stakeholders, property stakeholders along the Route 22 corridor as well... as well as the outside agencies. We had meetings with the Department of Transportation. We had meetings with the Department of Environmental Protection. So, we understand what their, you know, what their long-term, which they don't have one, vision is or budget is for some of the things we're looking to accomplish on Route 22. So, what Ashley's proposing is kind of taking everything into account that we heard from the outside agencies, and kind of seeing if we can come together with a good plan to encourage businesses to come to the Town at this point because I've been doing this for a long time and same old properties, we can't seem to unlock the value on it. So, I thought it was time to kind of revisit our Zoning and I think it's a proper... proper time to do that and I think we came up with some good ideas. So, we're at the Public Hearing stages and, as Ashley did mention, the Town Board will ultimately get the recommendations and another Public Hearing and another chance, but I think we got some pretty good input... input from the property owners as well as the agencies. Ashley did an outstanding job. I thank her for putting this together. So, at this point, I'd like to open it up to the public and once again, state your name and address, and if you are a stakeholder, a property owner on Route 22, please identify that property so we can understand the property. So, please, any comments here. Any comments?

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Ms. Desidero: If you could raise your hand.

Ms. Ley: I'm unmuting Sam.

Chairman LaPerch: Mr. Mermelstein.

Sam Mermelstein: Hi, Tom. How are you, sir?

Chairman LaPerch: Good evening. Mr. Mermelstein, you own the Golf Dome...Golf Dome property, correct?

Mr. Mermelstein: Yes, we do.

Chairman LaPerch: OK. Tell us what you're thinking, buddy.

Mr. Mermelstein: OK. I've been working for the last 10-15 years. I'm a developer; develop in cities and towns all over the country. This property has been very difficult; lack of sewer, visibility to Zoning. It has been really a challenging property. We couldn't do anything with it and we started working on it and I think... First, I really appreciate that you guys are doing this, really. It's... it's about time, and it's amazing, and I think we can unlock this property. It has major potential and as I looked at the uses for this property, I really believe what we can accomplish. Number one, I think a nice economical senior housing community would be beautiful. You know, senior housing gets a... increases the tax base without issue of traffic. I looked at the comments of people and a lot of people were complaining about traffic and a lot of people want to increase the tax base. I think senior housing, if it could be economical, it could be nice. It's something that I think could add a lot, and I was also exploring here self-storage because I think self-storage fits well onto this property. I'm looking at your Master Plan draft. In your Master Plan, you're not looking at self-storage at this particular property on Route 22 but I really think you should consider it. It's a good tax base as long as you can have a nice, aesthetically pleasing frontage and this property does not have a lot of frontage but it has a traffic light. I think again not a lot of traffic, increased tax base, and if we can get... and no issues of sewer. If we can get these two uses off the ground immediately, once we get the Zoning, we can be under construction as soon as we get approved. This is something that would unlock this property that's been sitting there for so many years.

Chairman LaPerch: Mr. Mermelstein, your... your project calls.. I would think for sewer or have you figured a workaround?

Mr. Mermelstein: Yes. If I do... we accomplish... we can build approximately 100 units of senior housing. In addition, we could build a nice size self-storage facility and a septic system on the property.

Chairman LaPerch: All right, so you worked through some of these issues preliminarily?

Mr. Mermelstein: Yes.

Chairman LaPerch: All right. Well, thank you. Thank you for putting your time and some money into the thought process behind that. We appreciate it. It's a big property we'd like to get unlocked so thank you. Any other comments here? Mr.... right in the middle, Mr. Ellen Ryan there had his hand up.

Jay Ryan: Actually, actually, we share a screen. This is... my name is Jay Ryan. Thank you.

Chairman LaPerch: Welcome.

Mr. Ryan: I'm a... I just wanted to say my... my initial impression is it's very exciting the ideas of expanding, changing the Zoning on Route 22 and the expansion and the development you're talking about. I think it's all very positive. I live... I live on Milltown Road and I'm Chairman of the Milltown Association, which is... which is an association of the residents of the Old Historic Milltown area. We have 65-plus members. It's a nonprofit. We've been in existence since 1984. Our mission is... is to share our community, the information about the developments in the Town, and in the County and then to share our interest with those people such as yourself on the Planning Board, on the Town Board, and in the County. I'm wondering with the change in the Zoning from Milltown Road north, if there has been any study made as to the effect of the traffic on Milltown Road and also on traffic that would be using Old Milltown Road as a shortcut to New Fairfield? It is... it has been a chronic problem for us in the Milltown area. The speeding is horrendous. We

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now... we now call our region the 'Milltown Speedway.' With all of the increases with the development in the area of Milltown north, I'm concerned and I'm wondering if there's been any study as to the effect that that will have on the traffic using Milltown Road and Old Milltown Road for access to... to New Fairfield, and... and, if so, what can we do to either reduce the volume of traffic or reduce the speed? And would the Planning Board consider helping the Milltown area with that issue if that's going to become an issue? One of the things that occurred to me is we could make Old Milltown Road, with the Highway Department's approval, we could make Old Milltown Road a 'no-thru' road. Then, of course, that'll increase the speeders on... on Milltown Road, and... and there are obvious solutions to that too. I don't know if there's anything that... that might be done to reduce the volume of the traffic but certainly lots of things that we could... that could be done to reduce the speeding. So, that... that's generally my concern and I know I'm speaking for the residents of the Milltown area; not only the ones who belong to the Milltown Association. We have a Website for our Milltown and people are complaining about the traffic and the speeding all of the time. So, I... we'd like to bring that issue to your attention if you haven't considered it, and maybe it's something that you could add to the plan. Other than that, as I said when I introduced myself, I think it's great. I'm a pro-development guy. Personally, I think it would be terrific for the Town. It'd be a wonderful addition to our area but I am concerned about how it's going to affect the quality of life in the Historic Milltown area.

Chairman LaPerch: Well, thank you, Mr. Ryan. Thank you for taking the Historic Milltown Road on. That's... you do a great job. I happen to live on Milltown and I share your concerns about the traffic every morning, and the pandemic has reduced it, but it... it is an issue. Ashley, I'm not really going to answer this question because I know we did not really do any studies for any traffic, but any new developments, Mr. Ryan, that does come on Route 22 has to do a traffic study. Whether that includes any improvements for the Milltown area, I can't answer. It depends on the property. I mean, obviously, if it's the Elks Club being redeveloped, they absolutely need to address the traffic issue at that point, but something further up the line, I'm not sure that there's going to be any kind of traffic remediation for the Milltown area, Ashley, that I can speak of.

Ms. Ley: It...it would depend on the nature of the use that was being proposed and whether it was anticipated to draw potential new users from the Milltown Road area, and the scale of the project; whether or not the traffic study would include that, and Milltown Road and Old Milltown Road were not included in the study area for this project. As Tom noted, we have not done a traffic study on the Route 22 Master Plan at this point in time. I think that your issues with the speeding could be raised with the Town Board and that's something that could be looked into separate and aside from the project.

Chairman LaPerch: Yes, and I... I agree with you on the Old Milltown Road thru road, but I'd like to take that... those subjects offline, Mr. Ryan. If you'd like to call me and I'll work with you on discussion with the Town Board and the Highway Department, because I would like to stay on the Route 22 corridor. Your point is well-taken about the impacts, if there are impacts, how they are being addressed, but I'd love to talk to you offline.

Mr. Ryan: OK. Great, Tom. Thank you very much.

Chairman LaPerch: Thank you. Any other questions? Mr. Liguori, good evening, welcome, unmute yourself. (Pause.) Welcome, Michael. How you doing, buddy? Happy New Year.

Michael Liguori: You, too. You, too. Great to see everybody and I look forward to when we can see each other in person. That's for sure.

Chairman LaPerch: Yeah.

Mr. Liguori: I... I have a number of comments and I'll do my best to... to be brief. Number one, I... I support the resolution of all the non-conformities. I think that's a great move. That's definitely, you know, an impediment to development. I also support the proposal for senior housing. I think that would assist in contributing to the overall development of this section of Route 22. As far as design guidelines and plans, if anyone's been through the Brookfield four

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corners recently, I... I think that's a... a great place to look at and possibly a goal for the Town. That's a place where there are now installed sidewalks, and street lighting, and park benches, and things of that nature that I think we're trying to accomplish here with this plan. If you guys want to see that under construction, that's going on right now. I think as the plan progresses... I think it would be a good opportunity to compare the Use Table for the Town as it relates to... to the Districts to potential... to other Zoning Codes to see if we're missing anything. I apologize I'm coming into this late. I got the invite in... in August but have been so busy just with practice I didn't really get a chance to focus on this plan. I definitely support the consolidation of driveways on and off Route 22. Everybody knows getting in and out of Red Rooster is a disaster if you want to go south on a busy day. It's dangerous, so anytime we can connect those driveways I think that's an excellent plan as well as there's a bunch of other design guidelines in the plan that are... I... I think are really good. As far as the pedestrian improvements, that's something where I really wanted to touch on. I think it would be important or something to look at for the Board to potentially segregate the pedestrian improvements from Milltown north versus Milltown south to I-684. I think that particular section is very dangerous. If we propose bike lanes and pedestrian traffic, we may be slowing down cars. You have to consider if a car is wants to make a right into, let's say, Las Mananitas, but that's where the bicycle traffic is, I... I think it raises a whole host of concerns and I think that pedestrian segment, that particular area, should really be moved out of this document, into a separate document where you could look at all the various safety concerns that go along with it, including the life safety issues that are raised because there are accidents that happen on the bike path. That's something that the... the Fire Commission has discussed and you have to deal with on a... on a daily basis, but if you have an accident next to... on the bike path next to Route 22 or somewhere around there, you're shutting traffic down on Route 22. So, I... I think it's really important to really study that aspect because it raises concerns that... that may not really have been thought through on this particular plan. I know this is an idea and concept plan. It's not the actual, you know, particular details but I do think it's something that... that really merits a lot of warrant and consideration and to see if... with the 'value-add-eds,' you know, is there real value added to have that connection because I know if you're on the bike path, you're probably not getting on your bicycle because you want to go shopping on Route 22. You're going on the bike path to enjoy what it has to offer which, you know, is great scenery. Now we opened up the reservoirs to seeing it with this connection to Danbury which I think is really incredible. So, I... I think that's something that you guys... you guys should look at when moving this plan forward, if that's something that actually should be in it, or if it should be moved somewhere else, or looked at separately as a whole other separate consideration. Let me just go through my list and make sure I captured everything on my list.

Chairman LaPerch: OK. Take your time. (Pause.)

Mr. Liguori: Let's see. I think... I think I've captured everything. Those are really my... my...

Chairman LaPerch: Those are good points, Mike. You're right, because I... There's a lot to talk about with the pedestrian stuff and there's two different sections. You're right.

Mr. Liguori: Yeah, Tom, and... last thing is... is if it's possible, and Ashley touched on this, if you're looking at the pedestrian improvements from Milltown Road north, anything that can be done to facilitate those improvements at one time, similar to what happened on Route 55 in Lagrangeville where they were able to avoid the piecemeal 'sidewalks to nowhere' because those improvements were done. That... that those barriers... I mean, obviously, we don't need the turning circles that are there, but I think that's a... you know, target or a goal for us to achieve in implementing the development plan or Master Plan for this particular area.

Chairman LaPerch: We hope we can accomplish that, Mike. Thank you. Any other comment here from the public please?

Ms. Desidero: Carla Lucchino would like to be recognized.

Chairman LaPerch: Yes, Carla. Good evening.

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Carla Lucchino: Hi, everyone. Good evening. Thanks for a few minutes. I'm Carla Lucchino. I live on Allview Avenue in Brewster. I think this was an outstanding job, really a great plan. I think everything was done very well. I thought there were a lot of really great ideas in there. I just have a couple of questions, and it may not be the responsibility of the Planning Board. It may more be the responsibility of the Town Board, but have there been conversations with developers, other developers, the Putnam County Economic Development Council, other economic development organizations, conversations about maybe refurbishing some of the older buildings or some of the abandoned buildings? I know some buildings are looking for new tenants and some of that's a by-product of COVID, but with all these changes I think there has to be an attempt to attract other businesses who want to partner with us and do things to improve this corridor as well as what we should explore is some public-private ventures as well. I've done a lot of work in the Defense Department, particularly for the Marine Corps, where we were able to negotiate all different types of development, not only the building of military housing but ballfields, swimming pools, grounds maintenance, sidewalks. All kinds of great stuff, and so, that may be at a later phase, but I would encourage all the people that have a responsibility in that regard to have those conversations if they haven't been had already because, ideally, you know, we'd want to make it such a thriving corridor. You know that it's a benefit to the Town and all the residents.

Chairman LaPerch: OK. No, listen, we... we did reach out, Carla. Thank you for the comments. We did reach out to the economic development people actually looking to see what kind of goody bags the state or local governments have for improvements along the Route 22 corridor. So, we are... we did reach out... we continue to reach out but we haven't heard anything in terms of what might be available but we did a touch base with those agencies, the point you brought up. OK. Thank you. Do I see any other hands here? Mr. Wallach, do you have your hand up, sir?

Timothy Wallach: Here I am.

Chairman LaPerch: Good evening, sir. Welcome.

Mr. Wallach: Good evening. My name is Tim Wallach.

Chairman LaPerch: Mr. Wallach, your address please...address.

Mr. Wallach: 1261 Route 22, otherwise known as Kishawana.

Chairman LaPerch: Oh, you're the one that owns that beautiful property.

Mr. Wallach: You got it. OK.

Chairman LaPerch: Welcome.

Mr. Wallach: I heard you say wonderful things, complimentary things, and I thank you. I listened to some of the meetings... earlier meetings. I've had a home here in the community for over 70 years and I know this is still preliminary but I want to share my thoughts that I am very concerned about having a bike lane on Route 22. I've been up and down it my entire life and even a protected bike lane... Route 22 is a highway. It has become a highway and it is not the place for a bike lane. Furthermore, the introduction of a bike lane could very well result in a slowing of traffic on Route 22. Route 22 has enough problems already without adding concepts which could slow the traffic and increase the danger. That's my only comment right now.

Chairman LaPerch: Mr. Wallach, I have a quick question for you. What was the original... what was that property originally? Was that a golf course?

Mr. Wallach: It was a golf course. OK. It was a golf course until 1941 and because of the... (inaudible) suffered financial problems. They had to sell a bunch of holes on the other side of Route 22, which is now Las Mananitas and Heidi's, and so it was a nine-hole golf course and it became a six-hole golf course, and with the war coming, they couldn't keep enough members and the country club went broke. There was a foreclosure sale. My father lived on Starr Ridge Road and he showed up at the end of December 1941 and bought the old golf course.

Chairman LaPerch: Oh man, I've been driving past it for 40 years. I've heard about it. At some point, I'd like ask for an invite to look at your property but thank you for your comments on Route 22.

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Mr. Wallach: Very good. Thank you.

Chairman LaPerch: Mr. Bolnick. unmute yourself, sir. Good evening. Welcome.

Jack Bolnick: All right.

Chairman LaPerch: Mr. Bolnick, your address please.

Mr. Bolnick: Jack Bolnick, 39 Old Doansburg...

Chairman LaPerch: Did you freeze up on us? OK.

Mr. Bolnick: ...Road. I'm a landowner/stakeholder. I'd like to thank you all especially Tom, and Lynne and Victoria for... and Ashley for, you know, addressing some of my concerns. You know, I sent you an email and I think we discussed it and I appreciate you addressing the problems and, you know, I'm listening to this and I think I was one of those people that wanted to see a bike lane along Route 22. You know, I'm into the bike lanes. I think it's the greatest thing in Putnam County, you know, the connections. You can go all the way to the Hudson River. I thought it was great but I'm listening and I'm saying to myself, you know, Route 22 is really getting to be a problem now. Traffic is getting to be an issue and a bike lane probably is not one of the smartest things to do unless it could be way off Route 22. You know, I'm listening to that and that's something I wanted but I'm starting to think it probably isn't a great idea. But, again, I'd like to wish everyone a healthy, happy New Year. I thank you for addressing my issues and, again, I thank... you know, Lynne and everybody taking the time to, you know, look at the property and understand the situation. You're doing a great job, and, you know, work hard and keep up for the Town of Southeast.

Chairman LaPerch: All right, Jack. Pay attention because we're going to be punting this to the Town Board, so that's where the rubber hits the road. So, make sure you're keeping an eye on it yourself.

Mr. Bolnick: I shall. Thank you.

Chairman LaPerch: All right. Thank you. Do I see any questions? I want to jump in here now because I did get a letter. The Board received a letter from Mr. Martabano, the attorney that represents the old Dill's lumberyard property on Route 22. He could not make the meeting but he has a letter for the record. Basically, the letter states his client, Lia Honda, would like to still... would like to propose to put a dealership there and it's not in the... the... our Code or recommendations but he did want the record to show that he is asking us to consider (inaudible) yard type of dealership there. I'm saying it correctly, Ashley, right?

Ms. Ley: Correct.

Chairman LaPerch: OK. There's a letter in the file for that that he's petitioning that we reconsider to Zone that property for automotive. So, I just wanted to get that on record. Do I have any other stakeholders here that would like to say anything? (Pause.) OK. Garrett, are you there? Garrett Palmer?

Ms. Ley: I saw him earlier.

Chairman LaPerch: He's on... he's on here. I don't know if he's listening.

Ms. Desidero: (Inaudible) phone. I asked him to unmute.

Chairman LaPerch: OK. Mr. Palmer is a stakeholder along Old Doansburg Road himself. His property is one of the ones that were challenged about getting any development done on it. So, I don't know if he wanted to comment. If not... OK. Ashley, we going to have... we are going to recommend a 10-day comment period after this if we close the Public Hearing?

Ms. Ley: Yes. So, it would be the oral portion would be closed. We'd leave it open for a 10-day written comment period. At the next meeting, which is January 25th, we'll go over any revisions to the plan that were a result of the meeting tonight, and then if there's any... either you can make the recommendation to the Town Board that evening or you could, you know, go for another draft then make the recommendations the following meeting on February 8th.

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Chairman LaPerch: OK. Sounds like a plan. All right. Unless I see any other hands raised or chat on the screen here, I'm going to make a motion to close the Public Hearing. I'll make that motion. Do I have a second please?

Boardmember Eckardt: Tom, can I ask one quick question?

Boardmember King: Second.

(Laughter.)

Boardmember Eckardt: Sorry, sorry, but I thought... I wanted to ask Ashley. I thought that the public, and I can be totally wrong about this, was not very excited about self-storage? Am I wrong about that Ashley?

Ms. Ley: No, we are not... you are not wrong about that. The self-storage was not a... not a popular use, which is why the plan only recommends it in the one small section where it... there currently exists a self-storage building.

Boardmember Eckardt: OK. I just wanted to point that out because I do think it's important. So, sorry to interrupt, Tom.

Chairman LaPerch: No, no. It's all right. All right. No other hands raised and I made a motion. Do I have a second by Mr. King?

Boardmember King: Yes.

The motion to Close the Public Hearing with a 10-day Written Comment Period was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor.

Chairman LaPerch: All right. Well, we... that closes the Public Hearing portion of our meeting tonight. OK. So, thank you for all attending and pay attention. You gave me a note here. Did I poll the Board? No.

Ms. Desidero: OK. I just didn't know if the Board was... have an opportunity to comment on this stage?

Chairman LaPerch: No. I did not, Victoria. Thank you. Lynne, do you have any further questions before we close that?

Boardmember Eckardt: No. That was my question which I did think was pertinent and important. Thank you.

Chairman LaPerch: Oh, good. Mr. King, any further...

Boardmember Eckardt: And wait... just... I wanted to thank Ashley for working so hard with me on the landscaping, so thank you.

Chairman LaPerch: Good stuff. You're right. OK. Mr. King?

Boardmember King: No questions.

Chairman LaPerch: Thank you. Mr. Cyprus?

Boardmember Cyprus: Yeah... nothing. I mean... I really liked Mike Liguori's comments. I don't think I'm in favor of a bike path really. As I've stated previously, I'm a little more open to the (inaudible) use. Then I just had one question, I guess, for Ashley. Is the 12/24 document on our Website the most recent that I could steer someone to for comments or... or is there something new that will be posted?

Ms. Ley: That's the most recent document that's posted. I have a couple of changes that I've been making based on some comments I've received over the last two weeks, but those haven't been posted yet. I... I expect that after this meeting, by the end of this week, I should have a revised draft that I'll be able to send to Victoria to post.

Boardmember Cyprus: OK, but that... but that general Route 22 Master Plan page would be a good place to send people?

Ms. Ley: Yes.

Boardmember Cyprus: OK. All right. Perfect.

Chairman LaPerch: Thank you, Eric. Mr. Hecht?

Boardmember Hecht: No comments.

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Chairman LaPerch: All right. Well, thank you. So, we did close the Public Hearing. We got some comments, and Ashley's going to update the Website. Victoria, thank you for the heads up. OK.

REGULAR SESSION:

1. **ACE ENDICO, 80 International Blvd., Tax Map ID 45.-1-29** – This was a Review of an Application for Site Plan Amendment, Wetland Permit, Conditional Use Permit and Subdivision. Tim Allen and Rick Lamontagna of Bibbo Associates, Harold Lepler and Michael Endico and Traffic Engineer Michael Galante appeared before the Board. Chairman LaPerch asked who is presenting. Mr. Allen introduced his associates and gave an overview of the project saying they would like to have a Public Hearing scheduled soon. He used the plans to explain the building expansion they are requesting and the relocation of International Blvd. Chairman LaPerch said your goal is not to build the three buildings that were approved and you are moving the parking spaces to the north side: I had a concern about the sight line coming out on Zimmer Road was that addressed? Mr. Allen said yes it was. Chairman LaPerch asked Mr. Galante to provide an overview of the traffic study. Mr. Galante talked about the traffic study from October 2020 saying it focused on the intersections and sight lines at the driveways. He said we received comments from (Town Planner) AKRF last week with some questions related to a missing Appendix, which was then submitted, and there were some other minor comments that they will respond to in writing and briefly summarized what their response will be. Chairman LaPerch said you are going to update all those comments before the Public Hearing? Mr. Galante said yes. He polled the Board for questions. Boardmember Eckardt asked about the landscaping and said she has a lot of questions and would be happy to meet with the applicant to discuss this offline. Chairman LaPerch said that would be wonderful and asked the applicant to reach out to her to set up a Zoom call to discuss landscaping. All agreed that would work well. Boardmember Eckardt asked about applicants correcting things and sending them just prior to the meeting and Chairman LaPerch said yes, we are going to ask the applicant to get things to us in a timely manner. Mr. Allen apologized and said they will try not to do it again in the future. There were no other questions from the Board. The motion to Set a Public Hearing for Feb. 8, 2021 was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor.

2. **POWERHOUSE GYM, 1620 Route 22, Tax Map ID 46.-2-39** – This was an Architectural Review of an Application for a Sign as referred by the Building Department. Joe Ciatto of Powerhouse Gym and Tim Beachak of Signs Ink appeared before the Board. Chairman LaPerch said this is a review for a sign and I want to say I have asked Mr. King to become our resident expert on signs since this is a new area for us and he has taken on this assignment. Mr. Ciatto said we changed brands at the gym, we were formerly World Gym and we changed over to Powerhouse, so we are looking to put a new sign up. Boardmember King said I had a quick call with Ashley (Ley) and Tom (LaPerch) about this earlier and we were looking for second story signs and where to find it in our wording. I think the sign will be great, he said, but we will need to probably tighten up our end as far as wording if we are going to be the ARB going forward. Chairman LaPerch asked to see the sign and Ms. Ley showed it. Mr. Ciatto said I have Tim from Signs Ink if you have any questions for him. Chairman LaPerch said is that going to be right on the top there, that big? Mr. Ciatto said it is going to replace the sign that was there so it will be that size, yes. Chairman LaPerch said it is 19 across by 20 inches high? Mr. Beachak said it is basically the same size as what is there. Chairman LaPerch asked him to tell the Board about the sign. He said they are illuminated channel letters; its exactly what was there before. The letters are black during the day and at night they will illuminate white. Chairman LaPerch asked Ms. Ley if this is a plaza all the signs need to be in conformance to a plaza sign-type code. Ms. Ley said

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when the Sign Code was updated a few years ago, all the existing plazas were required to create a plan for the future signage for all of the tenants within the plaza. So, right here is their tenant sign criteria, their master sign plan for the plaza, she said, and everything that comes in now has to conform with this. She said if they ever wanted to make a change to this, the plaza could apply for an amendment. Chairman LaPerch polled the Board for questions. Boardmember Hecht said I am looking at the new one versus the old one and assuming that is sort of an optical illusion because the other one is set back but those signs are pretty much the same size? Mr. Beachak said that is correct; it's just the existing I put on there is a lot smaller, so it appears smaller. He said but they are a lot bigger than the signs over the doors of the different businesses. Mr. Beachak said correct, this is what is existing, so we are matching the same size of what has been there. He said the ones over the doors are light boxes; these are actually channel letters. They talked about the way it is lit. Boardmember Hecht said Ashley, do we have any standard guidance for sizes across the Town or does it vary by plaza? Ms. Ley said there are maximum sign sizes within the Code itself and then individual plazas can be up to the maximum size, but they can make them smaller. She talked about what the Board can do going forward with new plazas but said this was memorializing what was already out there. Secretary Desidero asked if she could add something. She said one of the things that is important about signage now that you are looking at these as the ARB is there are Multi-Tenant Sign Programs as we talked about; there is a Sign Code which governs the size of the sign but primarily your responsibility is to talk about whether you like the way it looks and how it lit and things like that. I think, if I am not mistaken, she said, if you think it looks too big, that is a comment that can be made. Chairman LaPerch said that is what I said and thank you that is good guidance. He continued to poll the Board. Boardmember Cyprus said I think it is a suitable replacement for the other sign. I think one is just photoshopped on and they are different scales but if you look at that circle on the building it looks to me like they are the same size. He said on future applications I would like to see both the current and the new sign but all in all I am OK with what is proposed. He asked Ms. Ley about the Multi-Tenant Sign Program and the difference between the signs on the first floor and this sign. Ms. Ley said the packet they had for this was just a picture of the old World Gym sign so it is the only one in the plaza that is not one of those pill box style signs... Boardmember Cyprus said so it is a replacement... She said it is basically a replacement in kind. Chairman LaPerch said I would like to know if there are big signs like that in the other peaks along the plaza? Mr. Ciatto said I believe we are the only one and Value Village has a sign on theirs and explained what is on the second floor for the rest of the plaza. Chairman LaPerch asked about the weathering issues on the side of the building and they discussed cleaning up the stucco when the new sign is installed. Boardmember Eckardt said I thought when one sign came down the new one had to be in conformance with the existing law so does this fall within the existing law or how does this work? Ms. Ley said every time a sign application is filed, the Building Inspector reviews it to make sure it is compliant with the current Code and if it wasn't, he would have referred it to the Zoning Board of Appeals, but this proposed size is in conformance. Boardmember Eckardt said I want to extract a promise from the applicant that the signs hanging on the railing be removed. Mr. Ciatto said we only did that because of COVID but we will... Chairman LaPerch said there are signs all over the place out there because of COVID but we are helping businesses the best we can, I guess. She said thank you for bringing up the stucco because that is important and that sign really is that high above that half circle; it seems so off center or too high. She asked if it could be lowered. Mr. Beachak said no, the way it is is that circle is recessed so to go over that it would like you are going over a design element. She suggested ways to make it look better and more centered. Chairman LaPerch mentioned that they cut all the trees down in the islands at this plaza and he said he asked the Building Inspector to get out and take a look at that. Mr. Ciatto said they were infested by some sort of bug and killed all of the trees. He said they were supposed to replace them prior to COVID but then the landscaping

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company wasn't able to get in there. Chairman LaPerch said that is great news but either way we'd like to talk to them. Ms. Desidero said I just want to note that you also have the ability on signs to add conditions to the approval so you can approve as presented or with conditions. If the Board members had any conditions, she said, you would state them, we would write them up and that is what the Chairman would sign so just putting it out there. Chairman LaPerch polled the Board, and it was agreed to include a condition to make sure the stucco is cleaned and repaired. The motion to Grant Approval for the Sign with a Condition that the stucco wall be cleaned, repaired and painted was introduced by Chairman LaPerch, seconded by Boardmember King and passed by a roll call vote of 5 to 0 with 2 absent.

3. **ACU LED, LLC, 1535 Route 22, Tax Map ID 46.-1-2** – This was a Review of an Application for Site Plan Amendment. Peder Scott of PW Scott Engineering appeared before the Board. Chairman LaPerch asked Mr. Scott to explain the application. Mr. Scott said this is a two-phased project and the owner decided to switch the access to the second floor of the building and flip the staircase to the south side of the building eliminating the encroachment of a view within the office space. He used the plans to explain the proposed changes to the deck plan and the staircase, as well as the lighting and visibility of the staircase from the parking and driveway areas. Chairman LaPerch polled the Board for questions. Boardmember Eckardt asked Mr. Scott to show the Board what will change on the elevations which he did. The motion to Classify this as a Type II Action under SEQRA and a Town of Southeast Minor Project was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 5 to 0 with 2 absent. The motion to Refer the Application to Putnam County Planning under GML-239m was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor. Chairman LaPerch asked the Board about waiving the Public Hearing and there were no objections. The motion to Waive the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor. Mr. Scott thanked the Board for the Route 22 analysis and said you did a fantastic job.
4. **LAKEVIEW PLAZA CANOPY, 1505- 1515 Route 22, Tax Map ID 46.-1-1.-1** – This was a Review of an Application for Final Approval of Site Plan Amendment. Juan Yepes of JMC Engineering; Alan Albrecht and Monica Roth of UB Brewster, LLC appeared before the Board. Chairman LaPerch asked Mr. Yepes to explain the project to the Board. Mr. Yepes said we detailed the plans and provided the landscape plan and are here to finalize this approval. Chairman LaPerch said it looks really good. He polled the Board. Boardmember King asked how far the new playground is from this. Mr. Yepes used the plans to show where each element is on the site. There were no other questions. The motion Grant Site Plan Approval was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed by a roll call vote of 5 to 0 with 2 absent.
5. **BREWSTER HONDA SERVICE CENTER, 2-4 Allview Avenue, Tax Map ID 68.-1-4** – This was Review of Request for Release of a Performance Bond for Erosion & Sediment Control. Attorney Richard O'Rourke of Keane & Beane appeared on behalf of his client. Chairman LaPerch said I spoke to (Town Engineer) Tom Fenton about this and he made a recommendation. He asked Ms. Ley to explain what the maintenance bonds do. Ms. Ley said the maintenance bond is for the stormwater. Chairman LaPerch said there is a landscaping component as well? Ms. Desidero said the Code calls for a stormwater maintenance bond to be held for four years and a landscape maintenance bond to be held for two years and the Town Engineer calculates those based on the original costs of the project. Chairman LaPerch said after four years, who takes care of stormwater management after four years; is it a Town responsibility or owner responsibility?

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Ms. Ley said still the owner. Ms. Desidero said yes and I just wanted to let you know that Mr. O'Rourke is on and I think he has something he wants to say. Chairman LaPerch said good evening. Mr. O'Rourke said first of all nice job on Route 22 and the key, quite frankly, is sewer controls and talked about ways to address that on Route 22. Mr. O'Rourke said as far as the bond is concerned, we recognize and respect what you hold back but the bond has been in place for four years and there have not been any problems and Jacobson's office is recommending the release. Chairman LaPerch said that's right; thank you. The motion to Recommend Release of the Bond with the Establishment of Maintenance Bonds to the Town Board was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor.

6. **BREWSTER FORD, 1024 Route 22, Tax Map ID 68.5-2-32 1** – This was a Review of Field Change that requires variances. Jamie LoGiudice of Insite Engineering appeared before the Board. Chairman LaPerch said this is on the agenda because some things didn't really match up when the Town Engineer went out to look at this, correct? Ms. LoGiudice said yes and used the plans to show where there was a shed that was added and a garbage enclosure moved, both of which now require variances due to their proximity to the property lines. Chairman LaPerch polled the Board and there were no questions. The motion to Refer the Application to the Zoning Board of Appeals was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor. Ms. LoGiudice complimented the Board on the Route 22 Master Plan efforts.

The motion to approve the Meeting Minutes of December 7, 2020 as written was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

The motion to approve the Meeting Minutes of December 21, 2020 as written was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

Chairman LaPerch asked about the next meeting and Ms. Desidero said next meeting is the 25th and we have Brewster Veterinary for final approval and Commercial Campus at Fields Corner is coming back. He asked about Staff Meetings and she said we don't have anyone asking to come in at the moment. Ms. LoGiudice told the Board that Drew Realty/Site One received final comments from the DEP and will be back before the Board shortly. Chairman LaPerch gave the Board an update on a meeting he and Ms. Ley had with the Department of Transportation regarding timeframes for DOT reviews of Town applications.

The motion to Close the Meeting was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor.

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THE FULL VIDEO RECORDING OF THIS MEETING IS AVAILABLE AT:
<https://www.southeast-ny.gov/337/Planning-Board-Audio-Files>