
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

April 11, 2016

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

REGULAR SESSION:

1. **SANTUCCI, 5 Shady Lane** – Review of Building Inspector Request for Decision on Special Use Permit
2. **AT&T, 87 Hillside Park** – Review Request for Site Plan Amendment
3. **AT&T, 300 Route 22** – Review Request for Site Plan Amendment
4. **McLAIN WARD, 2-12 Castle Hill Lane** – Continued Review of Application for Special Permit for a Cemetery
5. **Approve Meeting Minutes from March 21, 2016**

April 8, 2016

VAD

Agenda Subject to Change

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: AT&T Generator – 87 Hillside **S/B/L:** 67.-1-38.-2 **Zone:** R-160

Description: The applicant proposes to install a 50kW diesel generator on a 3’x10’ concrete pad to be located within the existing fenced cell tower compound site.

Engineer: Brandie Webster, FDHVelocitel

SEQR ACTIONS COMPLETED:	TYPE OF ACTION: Type II
<input type="checkbox"/> Intent to Declare Lead Agency	Date:
<input type="checkbox"/> Declare Lead Agency	Date:
<input type="checkbox"/> EAF Submitted	Date:
<input type="checkbox"/> Determination of Significance by Board	Date(s):

MAJOR/MINOR PROJECT: Minor Project
 Date Classified: _____ Waiver of Public Hearing (Minor Project Only)? Y N

LOCAL AND AGENCY REVIEW REFERRAL DATE STATUS/DATE OF LETTER
REQUIRED?

- | Yes | No | |
|-------------------------------------|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town Board (ARB Review) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town of Southeast ARB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetland Permit |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic Sites Commission |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town Highway Department |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | MS4 Permit |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Planning Department (GML) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Highway Department |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Health Department |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | NYSDEC |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | NYCDEP |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | NYSDOT |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Army Corps of Engineers |

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: _____
 Date Granted or Denied, and any conditions: _____

PLANNING BOARD ACTIONS:	
Date	Discussion/Decisions/Resolutions
4/11/16	

RECOMMENDED ACTION FOR MEETING:
 1) Classify as Type II Action and TOSE Minor Project
 2) Refer to ARB
 3) Consider waiving the Public Hearing

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

INTRODUCED BY: LaPerch DATE: April 11, 2016
SECONDED BY: Armstrong

WHEREAS, an application is being made by **AT&T HILLSIDE PARK** for a Site Plan Amendment to install a generator on a concrete pad within an existing fenced cell tower compound on a property located at 87 Hillside Park, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 67.-1-38.-2, and is located in the R-160 Zoning District; and

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

1. Short Environmental Assessment Form (EAF), prepared by FDH Velocitel, dated 2/5/16
2. Plan Sheet Set including T-1, C-1, C-1.1, C-1.2, C-2, C-2.1, C-3, C-4, C-5, E-1, E-2, E-3, E-4, G-1, G-2, GN-1, GN-2, GN-3, GN-4, prepared by Black & Beatech Corporate, dated 3/5/14
3. Scope of Work, prepared by FDH Velocitel, undated

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

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

April 12, 2016

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: AT&T Generator
87 Hillside Park
Tax Map ID 67.-1-38.-2

At the regular meeting of the Town of Southeast Planning Board on 4/11/16, a motion was made to refer the above referenced Minor Project to your Board for review and recommendation to the Planning Board. The Planning Board classified this as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) process on 4/11/16. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

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

Very truly yours,


Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Counsel
Town Clerk
Brandie Webster, FDHVelocitel



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: April 8, 2016
Re: AT&T - 87 Hillside Park
cc: Brandie Webster, FDHVelocitel

AKRF, Inc. has reviewed the following documents and plans for the above reference application:

1. Memorandum from Brandie Webster, FDHVelocitel, dated March 25, 2016
2. Town of Southeast Application for Site Plan Approval/Special Permit/Wetland Permit/Subdivision Approval/Lot Line Adjustment/Conditional Use Permit, dated 2/06/2016
3. Short Environmental Assessment Form, dated 2/05/2016
4. Site Plan Drawing set for "NYC NNY2732 10105025 Brewster II, 87 Hillside Park Brewster, NY 10509," last revised March 5, 2015.

AT&T (The Applicant) proposes to install a new 50kW diesel generator on a 3' x 10' concrete pad located within existing cellular tower fenced equipment compound, located at 87 Hillside Park in the Town of Southeast. The purpose of the generator is to provide back-up power during severe weather and power outages.

The proposed generator would be considered a new accessory structure, and was not part of the original approval. As such, it does not meet the requirements for an exemption under §138-54.1(B). The proposed project would increase number of structures and impervious surface within the fenced compound, but would not change the size or dimensions of the fenced area. The proposed project will require a site plan amendment.

RECOMMENDED ACTIONS

At the April 11, 2016 Planning Board meeting AKRF recommends that the Planning Board classify the Proposed Project as Type II Action under SEQRA and a Town of Southeast Minor Project, and refer the application to the ARB. The Planning Board may consider waiving the public hearing.



Jacobson

April 6, 2016

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: AT&T
87 Hillside Avenue
Emergency Generator
NLJ #0001-0818

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through April 4, 2016:

- Item 1: Letter to Tom Fenton from Brandie Webster, dated March 25, 2016.
- Item 2: Town of Southeast Application for Site Plan Approval dated 02-06-16, accompanied by Short Environmental Assessment Form and List of Property Owners within 500'.
- Item 3: Set of nineteen (19) drawings entitled "NYCNNY2732 10105025 Brewster II, 87 Hillside Park, Brewster, NY 10509 AT&T Generator Add Monopole", scale as noted, latest revision date shown 03-05-14, prepared by Black & Veatch Corporation.

The subject application proposes to install a 50 kW diesel backup emergency generator within the existing fenced enclosure.

If that the application proposes no site work to occur outside of the fenced enclosure, we would have no objection should the Planning Board choose to approve the subject application.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

cc: T. Hay W. Stephens, Jr.
M. Bruen M. Stancati
M. Levine A. Ley
S. Coleman FDH Velocitel

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: AT&T Generator – Orchard Hill **S/B/L:** 78.-1-31 **Zone:** GC/R-160

Description: The applicant proposes to install a 50kW diesel generator on a 4’x10’ concrete pad to be located within the existing fenced cell tower compound site.

Engineer: Brandie Webster, FDHVelocitel

SEQR ACTIONS COMPLETED:

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

TYPE OF ACTION: Type II

- Date:
- Date:
- Date:
- Date(s):

MAJOR/MINOR PROJECT: Minor Project

Date Classified: _____ Waiver of Public Hearing (Minor Project Only)? Y N

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board (ARB Review)
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
4/11/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Classify as Type II Action and TOSE Minor Project
- 2) Refer to ARB
- 3) Consider waiving the Public Hearing

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

INTRODUCED BY:

LaPerch

DATE: April 11, 2016

SECONDED BY:

Hecht

WHEREAS, an application is being made by **AT&T ORCHARD HILL** for a Site Plan Amendment to install a generator on a concrete pad within an existing fenced cell tower compound on a property located at 300 Route 22, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 78.-1-31, and is located in the GC/R-160 Zoning District; and

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

1. Short Environmental Assessment Form (EAF), prepared by FDH Velocitel, dated 3/15/16
2. Plan Sheet Set including T-1, C-1, C-2, C-3, C-4, C-5, E-1, E-2, E-3, E-4, S-1, prepared by Black & Beatech Corporate, dated 3/11/16
3. Scope of Work, prepared by FDH Velocitel, undated

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

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

absent

P. Wissel, Boardmember

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

absent

M. Hecht, Boardmember

yes

P. Jonke, Boardmember

absent

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

April 12, 2016

TO: Architectural Review Board

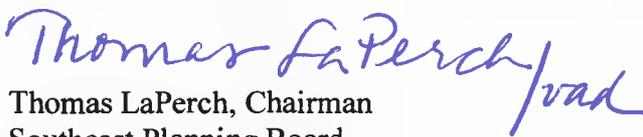
FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: AT&T Generator
300 Route 22
Tax Map ID 78.-1-31

At the regular meeting of the Town of Southeast Planning Board on 4/11/16, a motion was made to refer the above referenced Minor Project to your Board for review and recommendation to the Planning Board. The Planning Board classified this as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) process on 4/11/16. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

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

Very truly yours,


Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Counsel
Town Clerk
Brandie Webster, FDHVelocitel



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: April 8, 2016
Re: AT&T - Orchard Hill
cc: Brandie Webster, FDHVelocitel

AKRF, Inc. has reviewed the following documents and plans:

1. Memorandum from Brandie Webster, FDHVelocitel, dated March 25, 2016
2. Town of Southeast Application for Final Site Plan Approval, dated 3/15/2016
3. Short Environmental Assessment Form, dated 3/15/2016
4. Site Plan Drawing set for "AT&T Mobility Site Number NYCNNY5488, Site Name: Orchard Hill – FA#10108049, Tower Owner: SBA," last revised March 11, 2016.

AT&T (The Applicant) proposes to install a new 50kW diesel generator on a 4' x 10' concrete pad located within existing cellular tower fenced equipment compound, located at 310 Route 22 in the Town of Southeast. The purpose of the generator is to provide back-up power during severe weather and power outages.

The proposed generator would be considered a new accessory structure, and was not part of the original approval. As such, it does not meet the requirements for an exemption under §138-54.1(B). The proposed project would increase number of structures and impervious surface within the fenced compound, but would not change the size or dimensions of the fenced area. The proposed project will require a site plan amendment.

RECOMMENDED ACTIONS

At the April 11, 2016 Planning Board meeting AKRF recommends that the Planning Board classify the Proposed Project as Type II Action under SEQRA and a Town of Southeast Minor Project, and refer the application to the ARB. The Planning Board may consider waiving the public hearing.



Jacobson

April 6, 2016

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: AT&T
300-310 Route 22
Emergency Generator
NLJ #0001-0782

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through April 4, 2016:

- Item 1: Town of Southeast Application for Site Plan Approval dated 03-15-16, accompanied by Short Environmental Assessment Form and List of Property Owners within 500'.
- Item 2: Set of eleven (11) drawings entitled "Generator Installation Project AT&T Mobility Site Number: NYCNNY5488, Site Name: Orchard Hill – FA#10108049, Tower Owner: SBA", scale as noted, latest revision date shown 03-11-16, prepared by FDH Velocitel.

The subject application proposes to install a 50 kW diesel backup emergency generator within the existing fenced enclosure.

If that the application proposes no site work to occur outside of the fenced enclosure, we would have no objection should the Planning Board choose to approve the subject application.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay W. Stephens, Jr.
M. Bruen M. Stancati
M. Levine A. Ley
S. Coleman FDH Velocitel

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: McLain Ward

S/B/L: 78.-1-53

Zone: R-160

Description: Special Permit for private cemetery (mausoleum) in the R-160 Zoning District.

Attorney: Keane & Beane

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: Unlisted

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

Date:
Date:
Date:
Date(s):

MAJOR/MINOR PROJECT: Minor Project

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: Requires side yard variance

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
6/22/15	Declared Intent to be Lead Agency for an Unlisted/Coordinated Action under SEQRA; classify the proposed project as a Town of Southeast "Minor Project"; and waived the PH
4/11/16	

RECOMMENDED ACTION FOR MEETING:

1. Declare Lead Agency
2. Consider Negative Declaration
3. Refer to Town Board for Special Permit

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

Date: April 11, 2016

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Southeast Planning Board as Lead Agency has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action: WARD SPECIAL PERMIT

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Special Permit for private cemetery (mausoleum) in the R-160 Zoning District.

Location:

2-12 Castle Hill Lane & TAX ID 78.-1-53

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from Keane & Beane, PC, dated 3/30/16
- Memorandum to Chairman LaPerch from the NYC Department of Environmental Protection, dated 7/16/15
- LP-1.0, Existing Conditions & Partial Topographic Survey, Lot 2, prepared by Landscape Architect Robert Sherwood, dated 3/27/15
- Memorandum to Chairman LaPerch from Keane & Beane, PC, dated 4/21/15

WHEREAS, on 6/22/15, the Planning Board classified the proposed action as an Unlisted action and circulated its intent to serve as Lead Agency in a coordinated review of the project, to which no other agency has objected; and

WHEREAS, the Planning Board waived a publically noticed meeting on 6/22/15, sighting that members of the public would be given the opportunity to comment on the proposed project at a Town Board Public Hearing for a Special Permit; and

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

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

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

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

For Further Information:

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

A Copy of this Notice has been filed with:

INVOLVED/INTERESTED AGENCY	
Putnam County Department of Health 1 Geneva Road Brewster, New York 10509	Town Board 1360 Route 22 Brewster, NY 10509

New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	Building Inspector 1 Main Street Brewster, NY 10509
New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	Architectural Review Board 1 Main Street Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 841 Fair Street Carmel, New York 10512	

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST
PLANNING DEPARTMENT
SPECIAL PERMIT REFERRAL**

INTRODUCED BY: LaPerch

DATE: April 11, 2016

SECONDED BY: Hecht

WHEREAS, McLAIN WARD located at 2-12 Castle Hill Lane, in the Town of Southeast, has applied for a Special Permit from the Town Board of the Town of Southeast for permission for a private cemetery (mausoleum) in the R-160 Zoning District, on property designated as Tax Map Number 78.-1-53; and,

WHEREAS, the Town Board has requested a report from the Planning Board on the said proposal; and,

WHEREAS, the Planning Board has determined that the above request for a Special Use Permit for this particular project is in conformance with Article X of Chapter 138 of the Zoning Code of the Town of Southeast; and,

WHEREAS, the Planning Board, having reviewed such application together with its consultants, finds that there will be no adverse affect to the surrounding area or the environment,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board recommends that the Town Board of the Town of Southeast grant the requested Special Permit.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes
yes
absent
absent

D. Rush, Vice Chairman

absent

P. Wissel, Boardmember

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

M. Hecht, Boardmember

yes

P. Jonke, Boardmember

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board