

---

**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**May 8, 2017**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

---

**PUBLIC HEARINGS:**

**REGULAR SESSION:**

- 1. STATELINE RETAIL CENTER, US Route 6** – Review of Request for Extension of Site Plan Approval
- 2. STARR RIDGE SUBDIVISION, 131 Starr Ridge Road** – Review of Application for Final Conditional Subdivision Approval
- 3. BREWSTER ICE ARENA ROOF, 11 Sutton Place** – Review of Application for Site Plan Amendment

**Approve Meeting Minutes from April 24, 2017**

**May 1, 2017**

**VAD**

**Agenda Subject to Change**

**TOWN OF SOUTHEAST  
RESOLUTION  
EXTENSION OF FINAL APPROVAL**

INTRODUCED BY: LaPerch

DATE: May 9, 2017

SECONDED BY: Wissel

**WHEREAS**, the Planning Board of the Town of Southeast has previously granted Final Approval by resolution dated 6/9/15, for a certain Project Development Plan known as **STATELINE RETAIL CENTER**, located at 3711-3751 Danbury Road in the SR-6 Zone, also known and designated as Tax Map Number 68.-2-48.2and,

**WHEREAS**, the Planning Board is in receipt of a letter from the owner or their representative requesting an extension of the Final Approval for an additional period of one (1) year so that the applicant will be able to maintain Amended Site Plan Approval; and,

**WHEREAS**, the Planning Board of the Town of Southeast is disposed by the Zoning Ordinance of the Town of Southeast to grant or deny such extension of Final Approval,

**NOW, THEREFORE, be it**

**RESOLVED**, that an extension of the Final Approval for the Project development Plan known as STATELINE RETAIL CENTER is hereby granted for a period of one (1) year, commencing on 6/9/17 and subject to the conditions of said Final Approval.

**UPON ROLL CALL VOTE:**

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

The resolution was passed by a vote of 5 to 0, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST, NY  
RESOLUTION  
FINAL CONDITIONAL PLAT APPROVAL**

INTRODUCED BY: *LaPerch* DATE: May 8, 2017

SECONDED BY: *Armstrong*

**WHEREAS**, WESTCHESTER MODULAR HOMES CONSTRUCTION CORP. as the Applicant/Owner of certain properties located at 131 Starr Ridge Road in the Town of Southeast and known and designated as Tax Map Number 68.13-1-1 has submitted an application for Final Plat approval for a proposed subdivision of a 41.25 acre parcel, known as **STARR RIDGE SUBDIVISION**, that is currently undeveloped, where the applicant proposes to create two lots, both with buildable areas near the front of the existing lot (the “Proposed Project”); and,

**WHEREAS**, Southeast Planning Board (the “Planning Board”) classified the Proposed Project as a Minor Subdivision on November 28, 2016; and,

**WHEREAS**, the Applicant submitted an application for Final Plat approval on 4/10/17; and,

**WHEREAS**, the Planning Board is in receipt of the following drawings, prepared by Anthony S. Pissari, P.E., P.C., related to the subdivision application:

<b>Drawing No. &amp; Title</b>	<b>Original Date: Last</b>
Plan and Profile for Starr Ridge Subdivision	12/15/16; 3/22/17
SWPPP Plan for Starr Ridge Subdivision	2/20/17; 3/22/17
Sketch Plan prepared for Westchester Modular Homes Construction Corp.	9/25/15; 3/22/17

; and,

**WHEREAS**, the Planning Board is in receipt of the following drawings, prepared by Terry Bergendorff Collins, related to the subdivision application:

<b>Drawing No. &amp; Title</b>	<b>Original Date: Last</b>
Final Subdivision Plat	3/28/17

; and,

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

**WHEREAS**, the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 123, “Subdivision of Land,” (specifically §123-13.C and §123-31) and Chapter 138, “Zoning,” of the Town of Southeast Code; and,

**WHEREAS**, all of the modifications referred to above shall have the effect of (1) improving overall design and layout of the subdivision; and/or (2) further minimizing any potential environmental impacts; and,

**WHEREAS**, the Planning Board is in receipt of the following information relative to approvals from outside agencies:

<b>Board/Agency</b>	<b>Resolution/Report</b>	<b>Date</b>
Zoning Board of Appeals	Variance(s)	2/17/17

; and,

**WHEREAS**, the Planning Board in a resolution issuing a Negative Declaration dated January 9, 2017, confirmed that the requirements of the State Environmental Quality Review Act (SEQRA) have been met and that the Proposed Project will not result in any significant adverse environmental impacts; and,

**NOW, THEREFORE, be it RESOLVED**, that pursuant to the authority vested in the Planning Board by Chapter 123, “Subdivision of Land,” of the Town Code, the Planning Board hereby grants Final Conditional Subdivision Plat approval for the Proposed Project, as defined above.

**General Conditions**

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. The approved plat and all associated plans and drawings shall serve as the record of all approved improvements.
4. The Applicant shall submit revised Final Plat drawings for the signature of the duly authorized officer of the Planning Board within one-hundred and eighty (180) days of the date of this Final Conditional Subdivision Plat Approval (§123-13.G(2)) to show compliance with all conditions of this approval.
5. Prior to submission of the Final Plat for the signature of the duly authorized officer of the Planning Board the Applicant shall:
  - a. Revise the compass rose to identify true north (§123-31.A.(1)).
  - b. Obtain final approval of all street names from the Town Board (§123-35.E) and Town Tax Assessor (§54-A.4).
  - c. Locate the house number of each parcel, as determined by the Town Assessor, on the Final Plat in front of each lot and on the street from which the dwelling unit is proposed to obtain street access, outside the lot line (§ 123-31(13)(b)).

- d. Add a table including the following information to the Final Plat:

<b>Builders Lot</b>	<b>Tax Identification Number</b>	<b>E911 Number</b>	<b>Acres</b>
1	68.13-1-1.1	131 Starr Ridge Road	20.5619
2	68.13-1-1.2	143 Starr Ridge Road	20.6917

- e. Obtain the required signatures of the Putnam County Department of Health on the Final Plat.
- f. Add the following notes to the Final Plat:
- (1) The existing stone walls running parallel to Starr Ridge Road, and located between the proposed house sites and the wetland shall remain in perpetuity as a physical barrier between the wetland and the disturbance associated with the proposed homes.
  - (2) The wetland buffer, as delineated on the Final Plat, shall remain undisturbed and in a natural state. No fill or lawn shall be placed within the wetland or wetland buffer.
  - (3) No further subdivision of Lot 1 or 2 shall be permitted.

6. All changes or modifications to the Final Plat made in response to compliance with the conditions of this Final Approval shall be reviewed by the Town Engineer who may require the Applicant to present such changes to the Planning Board prior to having the Final Plat signed by the duly authorized officer of the Planning Board if such changes constitute a substantial alteration to the Final Plat.

7. The Applicant shall file the signed approved Final Plat with the County Clerk within sixty (60) days of the date upon which the Final Plat was signed by the duly authorized officer of the Planning Board or the Final Plat shall be considered null and void (see §123-13.J). The Applicant shall provide the Town of Southeast with five (5) copies of the filed plat.

8. The Applicant shall provide any and all deed easements and road dedications, as noted on the subdivision drawings and where applicable, to the satisfaction and approval of the Town Attorney prior to filing of the Final Plat (see §123-13.H(2)) with the County Clerk.

9. The Final Plat may be submitted in sections (pursuant to §123-13.I) and the Town Engineer shall review such sections to ensure the orderly development of the subdivision. All conditions within this approval, as well as any other permit or approval from a separate agency, shall apply to any and all subdivision sections filed for the Proposed Project.

**Financial & Legal Considerations**

1. The Applicant shall pay a recreation fee in the amount of \$7,500 as set forth by the Town Code of the Town of Southeast.
2. The Applicant shall comply with all provisions of §123-13.H(1) with respect to establishment of a Performance Bond.

3. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.
4. Immediately following filing of the Final Plat, and no later than issuance of the first certificate of occupancy for any constructed residence, the Applicant shall submit a plan for ownership, construction, operation and maintenance of all proposed drainage improvements in a form satisfactory to the Town Attorney and Town Highway Superintendent and in satisfaction of §123-48.D(2). The Town shall require formation of a drainage district to collect revenue and fund inspection and operation and maintenance of drainage facilities and a Declaration of Easement in form satisfactory to Town Counsel for the common driveway serving Lots 7 through 10, inclusive.

#### **Construction Activity**

1. At least ten (10) days prior to commencing construction of any required improvements, the Applicant shall notify the Planning Board and the Town Engineer, in writing, of the time when it proposes to commence construction of such improvements so that the Planning Board may cause an inspection to be made to ensure that all Town specifications and requirements shall be met during the construction of required improvements (§123-19). The Applicant shall provide a general construction phasing schedule to the Planning Board and Town Engineer and shall update that schedule, and provide copies to the Planning Board and Town Engineer, throughout the construction process, as necessary. The Town shall require a pre-construction conference between the Town Engineer and Town Highway Superintendent and the owner or owner's representative, general contractor and on-site engineer to review construction phasing plans, inspections schedules, and requirements for complying with all regulations and conditions of this approval.
2. The Town of Southeast Planning Board or its designee may make periodic inspections to ensure that all site work and site improvements are being made in conformance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall designate a responsible and competent person to be the on-site construction manager who shall be responsible for ensuring the continued compliance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall ensure that all remedial measures are taken within 72 hours of any notification of deficiencies relating to construction. If appropriate measures are not implemented to the satisfaction of the Town Engineer, a stop work order may be issued by the Town and/or a fine imposed according to Town Code (§123-54).
3. Should project changes be required that would represent a significant change to the approved plans, the Applicant may be required to seek an amended approval from the Planning Board (see §123-13.K and §123-17).
4. The Applicant shall retain the services of a professional engineer throughout the construction process who shall observe the construction of all approved improvements, except improvements to Town of Southeast roads and drainage (which shall be inspected by the Town Engineer and/or Highway Superintendent). The Applicant's professional engineer shall certify, in writing, that all approved improvements have been constructed substantially as required and approved by the Planning Board or as such requirements have been modified (§123-21).
5. Prior to commencing any site clearing, grading, or construction activity, the Applicant shall have the boundary of the property staked out by a licensed surveyor.

6. The Applicant shall submit a Notice of Intent (NOI) to comply with the New York State Department of Environmental Conservation General Permit for Construction Activity (GP-0-15-002). A copy of the completed NOI shall be maintained at the on-site construction office, and a copy shall be submitted to the Southeast Planning Board.

7. All sediment and erosion control measures or Best Management Practices indicated on the approved plans and/or required for compliance with GP-0-15-002 shall be installed at the commencement of grading activities and shall be inspected on a weekly basis (or following any storm event) to ensure proper function. All construction activities shall adhere to the provisions for sediment and erosion control contained in the New York State Department of Environmental Conservation's *New York Standards and Specifications for Erosion and Sediment Control*.

8. In accordance with the provisions of GP-0-15-002, clearing of land shall be limited to five (5) acre phasing, unless specifically waived by NYSDEC approval of the NOI.

9. The design and construction of all proposed water quantity and water quality best management practices shall adhere to the *New York State Stormwater Management Design Manual*.

10. Any drainage improvements that would affect a Town drainage structure or element or any improvements to Town of Southeast roads shall be made in accordance with the Town Road and Drainage Specifications (Chapter A143 of the Town Code) and shall be made under the direction and supervision of the Highway Superintendent.

11. The Town Highway Superintendent must be notified a minimum of 72 hours in advance of any construction activity affecting the Town drainage system or any Town Road except where emergency repairs are required, in which case the Highway Superintendent must be notified as soon as possible after the affected area has been stabilized.

12. All wetlands shall be protected by silt fencing and demarked with signs indicating "Protected Area." There shall be no disturbance of any kind within a wetland or its controlled area except as specifically provided in the Wetland Permit granted by the Town Board and subject to all conditions contained in that approval.

13. All wetland controlled areas shall be flagged every 100 feet and demarked with signs indicating "Protected Area." There shall be no storage of construction vehicles, construction equipment, or construction materials within any wetland controlled area. Disturbance within the wetland controlled area shall be limited to the minimum amount of clearing and grading to construct any improvements shown on approved plans and as permitted by the Wetland Permit granted by the Town Board and subject to all conditions contained in that approval.

14. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.

15. All disturbed areas shall be stabilized if left in a disturbed state for more than 48 hours. Should disturbed areas remain disturbed for periods longer than one month, more permanent stabilization measures shall be installed.

16. A Notice of Termination in accordance with GP-0-15-002 for the project will not be issued until all stormwater measures in the Stormwater Pollution Prevention Plan are completed and all sites are fully stabilized.

17. The NYSDEC has determined in a letter dated 2/17/16 that the Project Site is located within or near record(s) of northern long-eared bats (*Myotis septentrionalis*), a species listed as threatened in New York State. To avoid impacts to the this species and the requirements of an Article 11, Title 5, Section 535 of the Environmental Conservation Law, Threatened and Endangered Species, an Article 11 "Take" Permit, the removal of any trees greater than 4-inches diameter at breast height (DBH) associated with this Project shall occur during the Northern Long-eared Bat's hibernation period. This period begins October 31 and ends March 31 (of any given year). If tree cutting cannot occur during the above time frames, the applicant shall contact the NYSDEC to determine if a Take Permit is required and shall copy the Town of Southeast Building Inspector and Planning Board Secretary on all correspondence.

**Wetland Protection & Vegetation**

1. The existing stone walls running parallel to Starr Ridge Road and between the wetland and proposed house sites shall remain in perpetuity as a physical barrier between the wetland and the proposed disturbance.

2. The wetland buffer, as delineated on the Final Plat, shall remain undisturbed and in a natural state. No fill or lawn shall be placed within the wetland or wetland buffer.

3. All stormwater management planting shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season.

4. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.

**UPON ROLL CALL VOTE:**

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

The resolution was passed by a vote of 5 to 0, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

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

May 9, 2017

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

RE: **STARR RIDGE SUBDIVISION**, 131 Starr Ridge Road, TAX MAP ID 68.13-1-1

Dear Boardmembers:

At the 5/8/17 regular meeting of the Town of Southeast Planning Board, a motion was made to refer the above referenced project to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and site stabilization.

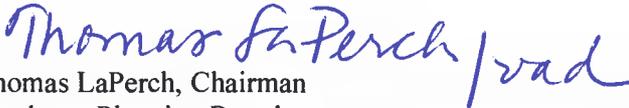
<u>PROJECT</u>	<u>BOND AMOUNT</u>
STARR RIDGE SUBDIVISION	\$ 16,000.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$16,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$800.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit.

In addition, Recreation Fees in the amount of \$7,500.00 for one new lot must be remitted to the Planning Board Secretary prior to the Planning Board Chairman signing the Final Plat.

If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,

  
Thomas LaPerch, Chairman  
Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Town Engineer  
Building Inspector  
Anthony Pissari, P.E.  
Planning Board File



Jacobson

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

May 5, 2017

Re: Starr Ridge Subdivision  
Starr Ridge Road  
Town of Southeast, New York  
Bond Estimate  
NLJA #0001-0981

Dear Mr. LaPerch:

Our Opinion of Probable Construction Costs totals \$16,000. Please be advised that our estimate is based on current 2017 construction costs. Should items covered by this Bond not be constructed during this calendar year, an appropriate escalation factor may be needed.

A separate bond amount of \$16,000 was previously recommended as part of the MS4 approval process to ensure that the installation and maintenance of all temporary and permanent erosion and sediment control measures and site regrading / restoration for all lots associated with the subdivision is addressed.

Based on the "Town of Southeast, Planning Board Fee Schedule" at the time of project approval and the above recommended bond amount, the required inspection fee to be collected for the project is 5% of Site Development Costs or \$800 and the required Recreation Fee is \$7,500 per lot for 1 new lot or \$7,500.

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                      M. Bruen  
M. Levine                      W. Stephens, Jr.  
M. Stancati                      S. Coleman  
A. Ley                              A. Pisarri

NATHAN L. JACOBSON & ASSOCIATES, INC.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Starr Ridge Subdivision  
 Starr Ridge Road  
 Southeast, New York

Done by: JMD   
 Date: 5/5/2017

Project No.: 0001-0981

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR TREES ( Cut & Chip / Grub )	\$11,783.00	ACRE	0.18	\$2,120.94
2	STRIP & STOCKPILE TOPSOIL	\$0.48	S.Y.	900	\$432.00
3	CUT AND FILL WITH COMPACTION	\$8.61	C.Y.	665	\$5,725.65
4	6" Ø PVC	\$7.50	L.F.	150	\$1,125.00
5	SPREAD STOCKPILED TOPSOIL TO 4"	\$0.74	S.Y.	900	\$666.00
6	HYDROSEED	\$0.58	S.Y.	900	\$522.00
7	SILT FENCE	\$4.13	L.F.	1020	\$4,212.60
8	CONSTRUCTION ENTRANCE	\$1,287.00	EACH	1	\$1,287.00
Total:					\$16,091.19
SAY					\$16,000.00

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

INTRODUCED BY: LaPerch

DATE: May 8, 2017

SECONDED BY: Armstrong

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of an application for Site Plan Amendment , and other supporting documents for a project entitled **BREWSTER ICE ARENA ROOF**; and

**WHEREAS**, the proposed project is located at 11 Sutton Place and 64 Fields Lane in the OP-1 Zoning District in the Town of Southeast and identified as Tax Map IDs 78.-2-16.2 and 78.-2-14; and

**WHEREAS**, the applicant proposes to add a roof over the existing outdoor ice arena; and

**WHEREAS**, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information must be mailed to all involved agencies notifying them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date that the aforementioned information is mailed to involved agencies, and

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Southeast hereby authorizes the mailing to all Involved Agencies of the aforementioned information, together with Notice that the Planning Board of the Town of Southeast intends to declare itself Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action, unless objection to such designation is received within thirty (30) days.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman yes  
P. Wissel, Boardmember yes  
E. Cyprus, Boardmember absent  
E. Larca, Boardmember yes

D. Rush, Vice Chairman yes  
D. Armstrong, Boardmember yes  
M. Hecht, Boardmember absent

The resolution was passed by a vote of 5 to 0, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

Present: Chairman Tom LaPerch; Boardmembers David Rush, Eric Larca, Michael Hecht and Phil Wissel; Town Planner Ashley Ley; Town Attorney Willis Stephens; Secretary Victoria Desidero; Absent & Excused: Boardmember Eric Cyprus; Boardmember Armstrong joined the meeting during the Bull & Barrel Review.

**PUBLIC HEARINGS:**

**REGULAR SESSION:**

- 1. LIFE STORAGE, INC. (aka Uncle Bob's Storage), 1639 Route 22** – This was a review of an application for Site Plan Amendment and Wetland Permit. Engineer Jerry Bergman of GPI appeared before the Board and explained the location of the project on the west side of Route 22. He said we have about 800 units in two buildings and a section of the lower building is heated and has AC (air conditioning) so it is climate-controlled. There is an increasing demand for that, he said, so we are proposing a new climate-controlled, three-story, 34,000 sq. ft., 230 by 50 ft. structure that will house 280 units, all of which will be completely climate-controlled with AC and heat and will be sprinkled as well. He introduced Tom Wolanski, Project Manager for GPI, and Rich Pasternak of Life Storage to the Board. Mr. Wolanski said just to clarify Uncle Bob's to Life Storage is a change of name only. He said as Jerry (Bergman) said we are proposing a new structure and we looked at different positions for the new structure on the site trying to minimize any disturbance and make no improvements along the fence line whatsoever. He said we are keeping the same utilities around the property; utilizing the same stormwater outfall facility; and proposing a bio retention area to filter stormwater runoff from the site. He said all of the proposed improvements are within the Town Wetland buffer so we are asking for relief for that. He talked about the sprinkler systems and supplements to the water storage tank facility that might be required. Mr. Wolanski said we are adding no restrooms in the proposed facility so no sanitary or sewer; we are proposing a canopy over the front entry high enough for trucks to get through; a turn-around for fire trucks; and handicapped parking. Mr. Wolanski said we are proposing a deeper stormwater system between the existing two buildings to prevent the freezing that has been occurring in the wintertime. Chairman LaPerch asked about the RVs in the back and Mr. Bergman said those will no longer be allowed. Town Planner Ashley Ley said this is a pre-existing, non-conforming site and the outside storage and elimination of those vehicles would improve the non-conformity but, obviously, they are adding a building so the Board would need to make a determination under Section 138-11(D) that the proposed improvements constitute a limited change that will reduce the adverse effects of the self storage use. Mr. Bergman said we are aware of that. Chairman LaPerch said in English? Ms. Ley said that this new building would improve the overall... Chairman LaPerch said so you are expanding a non-conforming use but if it is going to look prettier we are for it. Ms. Ley said that is the short version. She said if the Board is unable to come to that determination then they would need to get a Use Variance from the Zoning Board of Appeals. Mr. Wolanski said we will be seeking two other variances: one for the maximum number of stories, currently the Zone allows for two stories, and we are proposing three but the height of the building is such that we are equal to the maximum height; and one for a side yard setback where 35 ft. is required and we are just under 20 ft. Boardmember Hecht said I know there is a steep drop

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

in the back, when the building is three stories, will you see it above the existing roofline? Mr. Bergman said no and Mr. Wolanski explained why it will not be visible from Route 22 over the existing building. Boardmember Rush said with the setback you propose, will there be different paving, for instance, pervious pavers? Mr. Wolanski said we understand the sensitivity with the buffer and, currently with the plans we submitted, it is standard paving and will be mitigated with the bio-retention area but we are open to discussion. Chairman LaPerch said let's see what the consultants say. Boardmember Rush said I know you are trying to make it accessible for fire trucks and everything but I'm not sure that works. Boardmember Hecht said that is a very hard site. Boardmember Rush said as an observation about these types of buildings, I am surprised more people don't propose solar panels on the roof. Mr. Pasternak said we will be looking at that down the road and, more than likely, we will have them eventually. Boardmember Rush said and the ARB (Architectural Review Board) looks at that? Ms. Ley said yes, they do. Chairman LaPerch said do they need to come back to us for that? She said no, not typically for solar panels. Boardmember Rush said so our Code says anyone can add solar panels to their building, no matter what? Ms. Ley said I'll have to check that. The motion to Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed by a roll call vote of 5 to 0 with 2 absent. The motion to Refer the Application to County Planning under GML 239-m was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor. The motion to Classify this as a Major Project and Set a Public Hearing for May 22, 2017 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

2. **TREMBLAY COMMERCIAL, 3590 Danbury Road** – This was a review of an application for Site Plan, Conditional Use Permit and Special Use Permit. Attorney Anthony Mole, Kathy Delfay of JR Folchetti & Associates and Mr. Tremblay appeared before the Board. Mr. Mole said this is the old Fore 'N Aft site and they are proposing to construct the building on the old footprint of the Fore 'N Aft. Chairman LaPerch said this has been around for awhile and now you are back? Mr. Mole said that's correct and I think when it was originally discussed it was a two story structure and now it is three stories but you will only be able to see two stories from the road because of the grading and so forth. Mr. Mole said there are a few area variances required: side setback variances of 6 ft. and 9 ft.; and the number of stories is the most substantial. Chairman LaPerch said how many are you asking for? He said one additional story but we don't know the exact height yet. He talked about the wetland delineations on the site and it was agreed that Ms. Delfay would contact Wetland Inspector Steve Coleman to have him come out and take a look. Mr. Mole explained what will be on each of the three floors and said if the sewer line ever comes through, the third floor could be offices. He said I know you don't have the aesthetics of the building in front of you as an architectural rendering but Mr. Tremblay's idea is to upgrade the look and aesthetics of the rest of the properties he owns on Route 6. Chairman LaPerch asked if they are still considering using the backyard area for Mr. Tremblay's nursery operation? Mr. Mole said I am not aware of that plan for the back of the building. Chairman LaPerch said this was years ago so maybe it isn't on the table anymore. He said is the parking in the front or in the back? Ms. Delfay said the parking is all in the front. Mr. Mole said there will be a setback requirement for the parking, as you see it is up against the property line, however, the property line is significantly set back from the road.

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

Chairman LaPerch said so he is not relocating any of his current operations? Mr. Mole said no. Chairman LaPerch asked how big the building is and Ms. Delfay said it is 18,000 sq. ft. with 6,000 sq. ft. on each level. Ms. Ley said we need more information on the area in the back because if there is any outside storage out there, it needs to be delineated and it needs to be shown on the site plan. She said when we say 'delineated,' we typically mean it requires either boulders or fencing or a change in pavement type that makes it clear where the storage area ends and prevents creeping. In terms of the area in the front where you have that rather wide curb cut, she said, if that could be narrowed down at all and obviously that needs to be worked out with DOT (Department of Transportation). She said and landscaping could be added there. Ms. Ley said in terms of variances, there is a provision in the SR-6 Code for the Planning Board to grant up to 50% relief on the various setbacks but that is probably not going to solve all of the setback issues. Mr. Mole said that might be the majority, so how does that work? Ms. Ley said that is a good question because it would be through the site plan review process so I think you would get relief from the Planning Board first but this is the first application to come through since the Town adopted the new Zoning. Mr. Mole said OK we can discuss off-line. Chairman LaPerch said maybe after this gets a little more refined and you speak to the Wetland Inspector, it might be a good idea to come in for a Staff Meeting, so let's set that up. Boardmember Rush said isn't this site in the Gateway? Ms. Ley said it was but now it is the SR-6, Special Route 6, Zone and all uses require either Conditional Use Permit or Special Use Permit. Boardmember Rush said I just want to be sure we are seeing what it will look like and that we are employing all of our options for screening. The motion to Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed by a roll call vote of 5 to 0 with 2 absent. The motion to Refer the Application to County Planning under GML 239-m was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

3. **D'UVA (aka Fields Lane Development), 231 Fields Lane** – This was a review of an application for Site Plan Amendment and Wetland Permit. Jamie LoGiudice of Insite Engineering appeared before the Board. Ms. LoGiudice said we are here for an amended site plan to increase outside storage, change some of the surface types and some other tweaks to the plan. She said this project was originally approved in 2008 but the work didn't start until 2015 and they are going kind of in earnest at this point. We were pursuing some field changes with (Town Engineer) Tom Fenton, she said, and eventually he felt we needed to come back to the Planning Board for an amended site plan because of the extent of the changes. We went to the ARB and based on their initial feedback, we wanted to change some of the ways the outdoor storage is delineated. Ms. LoGiudice explained all the changes being proposed using the plans. Chairman LaPerch asked what is the storage that is allowed? Ms. Ley said 5% and they are proposing to increase from 3.5% up to 17,900 sq. ft. which is about 5% of the lot. She said so the total change in outside storage is 5,400 sq. ft. and that, along with the other changes, triggered site plan review. Ms. Ley said due to the amount of disturbance proposed, I am recommending this be classified as an Unlisted Action and because of the Wetland Permit requested, it does require a Public Hearing. The motion to Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed by a roll call vote of 5 to 0 with 2 absent. The

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

motion to Set a Public Hearing for May 22, 2017 was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed all in favor.

4. **MEDICANIX, 251 Fields Lane** – This was a review of an application for Site Plan, Conditional Use Permit and Wetland Permit. Peder Scott of PW Scott Engineering appeared before the Board and handed out plans to the members saying we were told the plans submitted were too hard to read. Chairman LaPerch said I just want to let the Board know we had two Staff Review Meetings with this applicant and it is finally going live with something that makes sense. Mr. Scott said the history of this is it was Orchard Ridge Subdivision, which was commercial lots along Fields Lane, and it was incumbent with the project that there was a watercourse and subsequent to that the DEP (Department of Environmental Protection) came and they found a second watercourse here (pointing to plan). He said when you apply the watercourse constraints of the Town of Southeast they overlap each other. On top of that, he said, we have wetlands here and here and so we met with DEC (Department of Environmental Conservation) extensively and we came up with a project which is a net-zero impervious site plan. Mr. Scott explained that they have a plan which includes a pervious surface on the ground and the roof so it achieves the net-zero impact. He said we have a letter from the DEP that says this is approvable. He then explained how the septic system was designed and said it is preliminarily approved by the DEC and the Putnam County Health Department conditioned on receiving a Neg Dec (Negative Declaration) from the Town. Mr. Scott said the watercourses were deemed not to be DEC watercourses by the DEC but rather they are under the purview of the Town of Southeast and, accordingly, we have spoken to Steve (Coleman) about what to do and he explained the mitigation measures and construction approach they discussed with the Wetland Inspector. Because we have a net-zero impact, he said, we have not treatment requirements on the project, just stormwater (inaudible) in a basin. With all those things said, he continued, we did file an extensive project with the Town but Steve (Coleman) still has a lot of comments: he is still trying to get his head around the fact that we are grading up to the edge of the wetland lines and we did propose a wall along part of the property and his memo says he wants a wall all along the entire property. Mr. Scott then talked about some type of planting arrangement that will be developed and said the big issue is how do you mitigate when the entire site is in the buffer? Chairman LaPerch said you are right: it's unbelievable. Mr. Scott said we did offer off-site mitigation but Steve (Coleman) would like us to do something else but we are staying away from all the watercourses so we are looking to do something creative and will be meeting with Steve (Coleman) again to discuss this. He said we are asking for one waiver to cut trees on the property and we are not over-developing the site and explained in detail how the site will be laid out. Mr. Scott told the Board what Medicanix does in terms of creating and distributing medical devices from this facility and talked about a comment from the Town Engineer about the entire site requiring a waiver from the regulations in the ordinance. He said our only avenue is to maintain pervious pavement in some manner and we talked about some sort of creative Unilock brick system at the entrance... Chairman LaPerch said is this similar to Cameron's Deli and the apron we did there? Ms. Ley said yes. Boardmember Rush said they didn't use the grasscrete, they had a different one didn't they? Ms. Ley said the apron had to be paved and then the pervious pavers were used when they were... Chairman LaPerch said is that what you are saying, Peder (Scott)? He replied yes. Chairman said so there is a

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

precedent here that we worked with so why don't we look into that? Mr. Scott said correct. He said we need a variance for a (inaudible) wall so we can achieve access to the septic system and we are too close to the property line to meet Putnam County criteria for accessing the septic area for servicing. Boardmember Rush said I appreciate the work that was done on this. Chairman LaPerch said it was a big challenge. He asked Ms. Ley if there was anything else. She said the use is a principle permitted use in the Zone so that is a plus. Chairman LaPerch said if you want to have a Staff Review to discuss the memo from Mr. Coleman, let us know. The motion to Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 5 to 0 with 2 absent. The motion to Refer the Application to County Planning under GML 239-m was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor. The motion to Set a Public Hearing for May 22, 2017 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

5. **BULL & BARREL, 988 Route 22** – This was a review of an application for Site Plan Amendment. Owner Rick Cipriani appeared before the Board. He said we are here for a minor site plan amendment approval to erect a pergola-like structure over the bar area in our outside beer garden to provide shade for customers and employees. He showed the Board photos of the sun shining on the area he was describing. Ms. Ley said this is a minor amendment but the one big question is the roof on the pergola. If it is a solid roof it triggers the need for a variance because it doesn't meet the setback requirement, she said, but if it is an open pergola or an arbor, then it doesn't require a variance. (*Boardmember Armstrong joined the meeting.*) Mr. Cipriani said I just heard you say to another applicant that the Planning Board can grant a 50% waiver of the setback requirement? Ms. Ley said that only applies in the SR-6 Zone. They discussed the type of roof and Mr. Cipriani said we will go with the slats only and showed a photo of the pergola without a roof. Ms. Ley said then no variance will be required and she explained what her recommendations are for the application. There were no questions from the Board. Boardmember Rush asked if there are any lights and Mr. Cipriani said just what we had up last year and they just plug into an outlet. 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 Rush and passed by a roll call vote of 6 to 0 with 1 absent. Chairman LaPerch asked if anyone had any thoughts on waiving the Public Hearing and no one objected. The motion to Waive the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor. The motion to Refer the Application to the Architectural Review Board was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor.
6. **NEW YORK SMSA dba VERIZON WIRELESS, 2525 Carmel Avenue** – This was a review of a request for exemption from Site Plan and Conditional Use Permit review. Attorney Edward Teyber of Snyder & Snyder appeared before the Board. Mr. Teyber said his client is proposing to add two canister antennas to the roof of the existing building at 2525 Carmel Avenue along with related equipment at the back of the building. Chairman LaPerch asked him which building is that? He said it is across from Suburban Propane. Ms. Desidero and Ms. Ley said this is the same location as Empire State Landscaping (which recently received a Conditional Use Permit). Chairman LaPerch asked if it will be

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

visible and Mr. Teyber said yes. Chairman LaPerch said so we have to cover them up somehow? Mr. Teyber said they are not covered up now but we can certainly work with the Board for some type of screening. Chairman LaPerch said so you need to put some sort of a façade around those, yes? Mr. Teyber said if that is acceptable, then fine. Chairman LaPerch asked if that is a dead zone and Mr. Teyber said I can submit something that shows why this is needed but this is really intended for data transmission for people driving on Route 6. Chairman LaPerch said so there is a visual issue we need to address here. Boardmember Hecht asked if this is a replacement or if it is new and Mr. Teyber said it is new. Boardmember Hecht said how high is it and he replied 23 ft. high which is 6 feet above the existing building height. Boardmember Rush asked if the Board will get another look at this when they propose some type of screening? Ms. Ley said they are trying to get exemption from Site Plan and Conditional Use Permit review and, typically, when you have an existing structure and you want to mount something to it, you can get an exemption. She said we have done that for other properties. In this case, Ms. Ley said, they are proposed to be mounted to the front of the building and it is a pre-existing, non-conforming building that has 20 ft. setbacks where 35 ft. are required so, in order to put it in the front, they would need a variance from the ZBA. She said one of the things I noted in my memo is why can't these be moved to the side of the building where they would be less visible and behind the front yard setback which would avoid the need for the variance. Mr. Teyber said with regard to visibility, we thought there will be more people driving on Route 6 than looking at the building straight on so they would be more visible on the side of the building. A separate issue, he said, is the roof of this building cannot structurally sustain a whole lot of weight so this design is to use the existing structural supports of the building. Lastly, Mr. Teyber said, if you saw the FCC (Federal Communications Commission) report, there is just that one side of the building that needs to be accessed so when someone needs to get up on the building, it could exceed the FCC limits... this is basically for Verizon technicians who go there once a month to maintain the antennas, so to put it on the side, that corner of the building would greatly increase in size. Chairman LaPerch said so you understand our concerns? Mr. Teyber said I do and I hear you on the screening and I will absolutely come back to you with a revised plan with screening but I would ask if I could just get a referral to the ZBA tonight. Chairman LaPerch said we will do that next. Boardmember Rush said I don't think we have ever had one stuck on a building. Ms. Ley said yes, the Italian American Club. Boardmember Rush said since this is a pre-existing, non-conforming, home architect-looking building, we can't beautify it at all? Mr. Teyber said I think that is what we are going to try to do with the screening. Boardmember Rush said will we get to see that or will it just get sent to the ARB? Ms. Ley said no, it doesn't go to the ARB: they are going to the ZBA and then will come back to this Board. Chairman LaPerch said with our comments addressed. Mr. Teyber said yes with screening. Ms. Desidero said and then does it go to the ARB? Ms. Ley said no, not if the Planning Board grants an exemption. Boardmember Rush said this kind of goes into that Cameron's Deli thing for me, so I would just like to see how it will look. Mr. Teyber said absolutely, I will have a revised plan. Ms. Ley said the only way this will go to the ARB is if you deny the exemption and require site plan amendment. Boardmember Armstrong asked what is the ZBA action we require? Mr. Teyber said a front yard variance where 35 ft. is required and 20 ft. exists and this equipment comes off the front of the building about 10 inches. The motion to Refer this Application to the Zoning Board of Appeals was

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed all in favor. Ms. Desidero told Mr. Teyber that the deadline for applications for the next ZBA meeting is this Friday at noon. Mr. Teyber asked if this will be referred to County Planning under 239-m and Ms. Desidero said it will be referred by the ZBA.

The motion to approve the Meeting Minutes for March 13, 2017 as written was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor with Boardmember Armstrong abstaining.

The motion to approve the Meeting Minutes for April 10, 2017 as written was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor with Boardmember Rush abstaining.

Chairman LaPerch congratulated Boardmember Armstrong on his new grandchild.

Chairman LaPerch said I want to make a public apology because I have been on record for the past couple of year of saying, and Dan (Armstrong) this is about you and me a lot, I guess, but I was schooled this week. I want to apologize, he said, saying that... it's all about enforcement. He continued: Supervisor Hay and I have been going back and forth last week and he has documented and I have a file here of 28 violations that were issued by our Code Enforcement Officers in one month so we have enforcement. He said I don't know how many times I said we don't have enforcement but he (Supervisor Hay) quoted me and showed me in the minutes when I said it, so I have been saying the wrong thing for the last couple of years. So I actually downloaded them, they are all public information, and here they are, you can look at them, he said, and it is astounding how many violations are written by our Code Enforcement every month. Chairman LaPerch said I apologize and I also found out that, as much as we can do as a Town and our guys are doing a great job, it seems the real issue is a disconnect with the courts and them not being harsh enough and getting things done. He said an example of that is a case we have been battling someone in court for 10 years and we won it but the judge still told us to work it out. He asked Town Attorney Will Stephens if he was saying this correctly and Mr. Stephens said I can't comment on that. Chairman LaPerch said the bottom line is our guys are out there: they are doing their jobs. Boardmember Rush said if it is all public, would it help this Board to have a little package of these so we know what is being cited? Chairman LaPerch said what happened was because of our ongoing dialogue with the Village, Victoria (Desidero) sends us their reports and... go ahead Victoria. Ms. Desidero said they (the Village) have something called a "Code Enforcement Report" that was on one of their agendas. She said I have been talking to the Building Department, the Supervisor and the Chairman now about ways we might be able to make the Board aware of the violations that are being issued in a very low labor-intensive way. I spoke to the Building Department today and I think we have a way we can do it with Municipality which is a software program we all use to track our projects, permits and so forth. She said there may be things the Planning Board doesn't care that much about so far as residential properties and such but at least you will see what they are doing because they do write a lot of notices of violation, courtesy warnings and I usually receive the ones that have something to do with stormwater issues because of MS4. Chairman LaPerch said once again I apologize for saying the wrong things. Boardmember Larca said you said these violations are public: where would we be able to see them? Ms. Desidero said I think he means they are public information but they are not posted anywhere for

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

people to view. We are trying to come up with an easy way for there to be a report from the Building Department that can be shared with the Planning Board, she said. Mr. Stephens said are those notices of violation or appearance tickets? Chairman LaPerch said notices of violation. Mr. Stephens said there is a big step between a notice of violation and an appearance ticket. He explained the process whereby someone receives a notice to cure and then possibly a second one and then they receive an appearance ticket to come to court. Depending on the violation, he said, there is a fine schedule that is set forth in our Code and it is either per violation or if things go on for some time, like septic issues, the fines can accelerate. Boardmember Hecht said if you look at those 28 violations, how are they split between residential and business? Chairman LaPerch said I didn't break it down but they were mostly commercial. Boardmember Hecht said I still think there is a little bit of an issue with residential. Chairman LaPerch said we are going to get them too. Boardmember Armstrong said I apologize if I ever made a broad statement about enforcement that was incorrect. He said there is another piece of this to me and that is if there is an outstanding violation on an application that we are to hear, do we have to hear it until that violation is cleared up? Ms. Ley said only if they are here to remedy the violation. He said my other question is: when a site plan has not been implemented completely, should we be reviewing a replacement to that site plan or a major amendment to that site plan and the case in point is I just came across the site plan for the development on (Rte.) 312 across from the dump and there was a lot of landscaping on that plan that was approved in 2009. Chairman LaPerch said Dykeman's? He said yes and if I had known I would have brought the plan but that plan was approved and they moved a lot of soil around and were working on an area that is right behind those residential units and there was a lot of landscaping, screening that never got put in, so those people there are still looking at that site for years. He said I am not going to make any judgment about that particular area but the fact is any of us would not be happy looking at the condition of that site. Chairman LaPerch said I understand. Boardmember Armstrong said my question is what does the law say about looking at a site plan amendment when what was approved in '09 was only partially implemented and the portion that was implemented tore the site up? Ms. Ley said often times when a project is under construction or there is a phased build out, for whatever reason while they are building it out, they may come across a reason why they would want to change their site plan and they need to come back to the Planning Board and have that reviewed and approved. She said if the requirement was that you had to build out your site plan completely and then demo it so you could make changes and do what you really want to do then that doesn't make a lot of practical sense. Boardmember Armstrong said that is a very good comment but the point is the people there have been looking at this... Ms. Ley said what I would say to that, as part of the review, if this Morrow project should go forward, then the Board would be able to request any buffers or berms or any type of screening they see fit to mitigate that... Boardmember Armstrong said why do we have to wait until that time: why can't the resolution say that before they start tearing up that site, they must put in the screening and landscaping when it is adjacent to residential properties? He said we are always concerned about residential neighbors and he explained why he thinks we need to do something to help with issues like that. Ms. Ley said I think we would have to look at that on a case by case basis. Boardmember Armstrong said I bet you dollars to donuts that there is some municipality in the State that has a law like that. Mr. Stephens said what needs to be considered is that they may not have put in the landscape buffer while the project is being built out but we do have a requirement in the bonding process that they maintain a bond for stabilization of the site, which they did. Boardmember Armstrong said yes, but personalizing it, would any of us want to look at that for years with no recourse? Mr. Stephens said it is an interesting point. Town Councilwoman

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
April 24, 2017**

Lynne Eckardt said I understand your concern, Dan (Armstrong), but it is difficult to require that the landscaping be installed first because, in general, you can kill all of that landscaping while the work is progressing so it is a "Catch 22" situation. Boardmember Armstrong said it needs to be done on a case by case basis. Chairman LaPerch said I understand what you are saying and we will have to deal with it... Mr. Stephens said but it needs to be handled legislatively and you are not a legislative body so if you have a proposal you should bring it to the Town Board and let them consider an amendment to our Code. Chairman LaPerch said Dan (Armstrong), write it up!

Boardmember Rush said on another matter, Brewster Honda is still leaving the gate open until all hours of the night and on weekends all the time. Ms. Ley said they do have hours of operation but the gate is in the Village so we have no control over that. Boardmember Rush said when are we getting together with the Village because I'm telling you, they do whatever they want. I thought we were going to try and enforce the hours of operation there, he said, and the traffic there is heating up.

Chairman LaPerch said we have a Staff Meeting this week and he read the list of applicants coming in: Sam Mermelstein from the Golf Dome property; someone from Super Value, which is? Ms. Desidero said the Citgo Station on Route 22 and they came in a while ago but now they are asking for two more pumps instead of just expanding the convenience store into the service bays. Chairman LaPerch continued: am I pronouncing this name correctly, Heinecke, is this the person (Building Inspector) Michael Levine wanted us to speak to? Ms. Desidero said I don't think he is coming: no one arranged it. Chairman LaPerch asked Ms. Ley to explain what this would be about and she said it is concerning the go cart track next to the Santucci property and whether or not it needs site plan approval as well as Erosion & Sediment Control permits. Chairman LaPerch said the last one is Mr. John Ricci, the project manager for Lakeview Plaza, and his engineer are coming in.

The motion to close the meeting was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

**May 5, 2017/VAD**