
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

June 12, 2017

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1. D'UVA aka FIELDS LANE DEVELOPMENT, 231 Fields Lane** – Continued Public Hearing to Review Application for Site Plan Amendment and Wetland Permit
- 2. BREWSTER ICE ARENA, 11 Sutton Place & 64 Fields Lane** – Public Hearing to Review Application for Site Plan Amendment

REGULAR SESSION:

- 1. BREWSTER HILL GENERAL STORE, 563 Route 312** – Review of Application for Final Site Plan Approval
- 2. SOUTHEAST PARKING aka WB NEW YORK, LLC, 10 Independent Way** – Review Request for One Year Extension of Site Plan Approval and Wetland Permit
- 3. PROSPECT HILL ESTATES, 120 Prospect Hill Road** – Review of Application for a Lot Line Adjustment
- 4. NYSEG PUTNAM LAKE SUBSTATION, 18 Old Doansburg Road** – Review of Application for Site Plan Amendment
- 5. SALMONS DAILY BROOK, Lot 49, 4 Salmons Hollow Road** – Continued Review of Application for a Wetland Permit

Approve Meeting Minutes from May 22, 2017

June 12, 2017

VAD

Agenda Subject to Change

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

INTRODUCED BY: LaPerch

DATE: June 12, 2017

SECONDED BY: Cyprus

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a site plan amendment and wetland permit, and other supporting documents for a project entitled **D'UVA aka FIELDS LANE DEVELOPMENT**; and

WHEREAS, the proposed project is located at 231 Fields Lane in the OP-1 Zoning District in the Town of Southeast and identified as Tax Map ID 78.-2-90; and

WHEREAS, the applicant proposes to increase the outside storage area to 17,900 sq. ft. (increase of 5,400 sq. ft.), add a flagpole, amend the landscape plan, change the approved fence material, and replace the guide rail with boulders and timber curbing, where the expanded outside storage would increase the wetland buffer disturbance; and

WHEREAS the Planning Board scheduled a public hearing on the proposed site plan and wetland permit for 5/22/17 and continued said hearing to 6/12/17; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 4/24/17; and

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

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action.

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

Date: June 12, 2017

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: D'Uva Site Plan Amendment

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Applicant seeking amended site plan approval to increase the outside storage area to 17,900 sf (increase of 5,400 sf), add a flagpole, amend the landscape plan, change the approved fence material, and replace the guide rail with boulders and timber curbing. Expanded outside storage would increase wetland buffer disturbance.

Location:

231 Fields Lane, Tax Map ID 78.-2-90 & 91

Reasons Supporting This Determination:

The following materials have been reviewed:

- SP-1, Layout and Landscape Plan, prepared by Insite Engineering, dated 12/29/05; last revised 6/9/17
- SP-2, Grading and Utilities Plan, prepared by Insite Engineering, dated 12/29/05; last revised 6/9/17
- SP-3, Erosion & Sediment Control Plan, prepared by Insite Engineering, dated 12/29/05; last revised 6/9/17
- PR-1, Road Profiles and Cross Sections, prepared by Insite Engineering, dated 6/29/07; last revised 6/9/17
- D-1, Details, prepared by Insite Engineering, dated 12/29/05; last revised 6/9/17
- D-2, Details, prepared by Insite Engineering, dated 12/29/05; last revised 6/9/17
- D-3, Details, prepared by Insite Engineering, dated 12/29/05; last revised 6/9/17
- Memorandum to Planning Board Secretary Victoria Desidero from NYC Department of Environmental Protection, dated 5/17/17
- Memorandum to Jeffrey Contelmo of Insite Engineering from NYC Department of Environmental Protection, dated 5/17/17
- Memorandum to Chairman LaPerch from Insite Engineering, dated 5/12/17
- SWPPP Amendment, prepared by Insite Engineering, dated 5/1/17

- Wetland Buffer Monitoring and Maintenance Plan, prepared by Insite Engineering, dated 5/12/17

WHEREAS, on 4/24/17, the Planning Board classified the proposed action as an Unlisted action and circulated its intent to serve as Lead Agency in a coordinated review of the project, to which no other agency has objected; and

WHEREAS, the Planning Board held publically noticed meetings on 5/22/17 and 6/12/17 at which time members of the public were given the opportunity to comment on the proposed project; and

WHEREAS, the Planning Board has reviewed the 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	Building Inspector 1 Main Street Brewster, NY 10509
SEQR Unit New York State Department of Transportation Traffic Engineering & Safety Division 4 Burnett Blvd. Poughkeepsie, NY 12603	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	Zoning Board of Appeals 1 Main Street Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Architectural Review Board 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	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
	Highway Superintendent 10 Palmer Road Brewster, NY 10509

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>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch / vad
 T. LaPerch, Chairman
 Southeast Planning Board



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

June 13, 2017

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: D'Uva aka Fields Lane Development
231 Fields Lane
Tax Map ID 78.-2-90

At the regular meeting of the Town of Southeast Planning Board on 6/12/17, 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 declared its intent to be lead agency under the New York State Environmental Quality Review Act (SEQRA) process on 4/24/17 and adopted a Negative Declaration on 6/12/17. 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
Insite Engineering

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

INTRODUCED BY: *T. LaPerch*

DATE: June 12, 2017

SECONDED BY: *Wissel*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a 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 ID 78.-2-16.2; and

WHEREAS, the applicants propose to add a roof over the existing outdoor ice arena; and

WHEREAS the Planning Board scheduled a public hearing on the proposed site plan for 6/12/17; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 5/8/17; and

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

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action.

UPON ROLL CALL VOTE:

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

The resolution was *passed* by a vote of *6* to *0*, with *1* absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

Date: June 12, 2017

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: Brewster Ice Arena Roof

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Site plan amendment to add a roof over the existing outdoor ice arena.

Location:

11 Sutton Place and 64 Fields Lane, Tax Map IDs 78.-2-16.2; 78.-2-14

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from James J. Hahn Engineering, dated 5/30/17
- C-1, Site Plan, prepared by James J. Hahn Engineering, dated 4/19/17; last revised 5/24/17
- A-1, Roof Details, prepared by James J. Hahn Engineering, dated 4/19/17
- Memorandum to Chairman LaPerch from James J. Hahn Engineering, dated 4/21/17
- Statement of Use, prepared by James J. Hahn Engineering, undated
- Short Environmental Assessment Form, prepared by James J. Hahn Engineering, dated 4/21/17

WHEREAS, on 5/8/17, the Planning Board classified the proposed action as an Unlisted action and circulated its intent to serve as Lead Agency in a coordinated review of the project, to which no other agency has objected; and

WHEREAS, the Planning Board held a publically noticed meeting on 6/12/17, at which time members of the public were given the opportunity to comment on the proposed project; and

WHEREAS, the Planning Board has reviewed the 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 City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	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 State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Architectural Review Board 1 Main Street Brewster, NY 10509
	Highway Superintendent 10 Palmer Road Brewster, NY 10509

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>yes</u>	M. Hecht, Boardmember	<u>yes</u>
E. Larca, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

June 13, 2017

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: Brewster Ice Arena Roof
11 Sutton Place and 64 Fields Lane
Tax Map ID 78.-2-16.2

At the regular meeting of the Southeast Planning Board on 6/12/17, a motion was made to refer the above referenced application to your Board for review and recommendation to the Town Board. The Planning Board issued a Negative Declaration under the New York State Environmental Review Act (SEQRA) process on 6/12/17. 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
Hahn Engineering

**TOWN OF SOUTHEAST, NY
RESOLUTION
SITE PLAN APPROVAL**

INTRODUCED BY: LaPerch DATE: June 12, 2017
 SECONDED BY: Armstrong

WHEREAS, BREWSTER HILL GENERAL STORE as the Applicant/Owner of certain properties located 563 Rte. 312 in the R-20 Zoning District in Town of Southeast and known and designated as Tax Map Number 45.12-1-23 has submitted an application for Site Plan approval for a site disturbance for UST replacement and construction of a retaining wall (the "Proposed Project"); and,

WHEREAS, the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, classified this as a Type II Action on 10/24/16, indicating that no negative environmental impact would exist;

WHEREAS, the Town of Southeast Planning Board (the "Planning Board") has thoroughly reviewed the application and the following documents and plans, as well as memos from its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
Memorandum to Chairman LaPerch from Hogan & Rossi	5/10/17
C/S, 2 of 2, Underground Storage Tank Site Layout and Details, prepared by JR Folchetti & Associates	April 2013; May 2017

; and,

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

WHEREAS, the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 138, "Zoning," (specifically Article IX thereof) of the Town of Southeast Code; and,

WHEREAS, the Planning Board is in receipt of a referral dated 4/27/17 from the Architectural Review Board recommending approval of the architecture Proposed Action; and

NOW THEREFORE BE IT RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 138, "Zoning," of the Town Code, the Planning Board hereby grants Final Approval for the Proposed Action, as defined above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Action, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

General Conditions

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.

2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. Prior to issuance of a Building Permit, the applicant will submit to the Planning Board information pertaining to the specific tenant/use and, if necessary, an amended site plan application showing any proposed modifications to the site for the specific tenant/use.
4. Pursuant to §138-85.D , where a proposed use or proposed building or other structure involves the installation, extension, relocation or reconstruction of a sewage disposal or water supply system, no building permit shall be issued until plans for such a system have been approved by the County of Putnam, State of New York, City of New York or any regulatory agency having jurisdiction as required by law. No certificate of occupancy shall be issued until such a system has been completed and approved by such an agency as required by law or until the use or building or structure has been provided with the connections to a previously completed and approved sanitary sewer and public water supply system.
5. The Proposed Action shall be constructed in coordination with the approved site improvements for the Brewster Hill General Store including all stormwater and wastewater treatment systems and conveyance systems.
6. The Applicant is granted approval based on generic review by the Architectural Review Board of building design and elevations and will have to seek a second review if modifications to the approved design are made. The Proposed Action shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed by the Architectural Review Board and approved by the Planning Board.
7. Pursuant to §138-41.E(4), the applicant shall provide to the Town of Southeast Planning Board one full set of final full-sized plans and five copies of the filed plans on eleven-inch by seventeen-inch, or similar, paper, with a graphic scale indicated (to allow for scale measurements of photo-reduced drawings), for distribution to the Town Engineer, the Planning Board, the Town Clerk, the Building Inspector, and the Town Planner. This final plan set shall include the final architectural plans recommended by the Architectural Review Board and approved by the Planning Board. Each of these sets shall be bound, and shall contain a signature box on the Index or Title Page for the Planning Board Chairman's Signature. No Building Permits shall be issued until these plan sets have been submitted to the Planning Board Secretary and signed by the Planning Board Chairman.
8. The Applicants shall submit two (2) sets of as-built plans to the Town of Southeast Building Department and one (1) full size set to the Planning Board after final construction is completed. The as-built plans must show all buildings and site improvements, the impervious surfaces, landscaping, and final design specifications for all stormwater management facilities. The plans must be certified by a professional engineer.

Financial & Legal Considerations

1. No certificate of occupancy for the structures depicted on the project development plan/site plan shall be issued or occupancy permitted unless and until the site improvements associated with the development shall be fully completed by the developer or substantially completed to the satisfaction of the building inspector and a valid performance bond is posted, in an amount equal to the amount necessary to fully complete the outstanding site improvements, to ensure faithful completion thereof within a reasonable period of time not to exceed six months.
2. 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
3. All construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits shall still be applicable except and only to the extent that same are

modified herein. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as a waiver of past conditions not recited herein.

Construction Activity

1. At least ten (10) days prior to commencing construction of any required improvements, the Applicant shall notify the Building Inspector and the Town Engineer, in writing, of the time when it proposes to commence construction of such improvements so that the Building Inspector may cause an inspection to be made to ensure that all Town specifications and requirements shall be met during the construction of required improvements. The Applicant shall provide a general construction phasing schedule to the Building Inspector, Planning Board and Town Engineer and shall update that schedule, and provide copies to the Building Inspector, Planning Board and Town Engineer, throughout the construction process, as necessary.
2. The Town shall require a pre-construction conference between the Town Engineer and Town Highway Superintendent and the owner or owner's representative, general contractor and on-site engineer to review construction phasing plans, inspections schedules, and requirements for complying with all regulations and conditions of this approval prior to commencing construction. The following items shall be completed by the Applicant prior to scheduling a pre-construction conference:
 - a) Escrow Account shall be in good standing;
 - b) In accordance with item #7 under "General Conditions" above, approved/signed plans shall be on file with the Planning Board and the Building Department; and
3. The Town of Southeast Building Inspector or its designee may make periodic inspections to ensure that all site work and site improvements are being made in conformance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall designate a responsible and competent person to be the on-site construction manager who shall be responsible for ensuring the continued compliance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall ensure that all remedial measures are taken within 72 hours of any notification of deficiencies relating to construction. If appropriate measures are not implemented to the satisfaction of the Town Engineer, a stop work order may be issued by the Town and/or a fine imposed according to Town Code.
4. Should project changes be required that would represent a significant change to the approved plans, the Applicant may be required to seek an amended approval from the Planning Board.
5. The Applicant shall retain the services of a professional engineer and/or a landscape architect (in accordance with the drawings prepared) throughout the construction process who shall periodically observe the construction of all approved improvements, except improvements to Town of Southeast roads and drainage (which shall be inspected by the Town Engineer and/or Highway Superintendent). The Applicant's professional engineer and/or landscape architect shall provide a statement, in writing, that all approved improvements have been constructed substantially as required and approved by the Planning Board or as such requirements have been modified.
6. Prior to commencing any site clearing, grading, or construction activity, the Applicant shall have the boundary of the property staked out by a licensed surveyor.
7. A copy of the completed NOI to comply with the New York State Department of Environmental Conservation (NYSDEC) General Permit for Construction Activity shall be maintained at the on-site construction office.
8. All sediment and erosion control measures or Best Management Practices indicated on the approved plans and/or required for compliance with the NYSDEC General Permit for Construction Activity shall be installed at the commencement of grading activities and shall be inspected on a weekly basis (or following any storm event in excess of one-half inch) to ensure proper function. All construction activities

shall adhere to the provisions for sediment and erosion control contained in the NYSDEC's *New York Standards and Specifications for Erosion and Sediment Control*.

9. The design and construction of all proposed water quantity and water quality best management practices shall adhere to the *New York State Stormwater Management Design Manual*.
10. Any drainage improvements that would affect a Town drainage structure or element or any improvements to Town of Southeast roads shall be made in accordance with the Town Road and Drainage Specifications (Chapter A143 of the Town Code) and shall be made under the direction and supervision of the Highway Superintendent.
11. The Town Highway Superintendent must be notified a minimum of 72 hours in advance of any construction activity affecting the Town drainage system or any Town Road except where emergency repairs are required, in which case the Highway Superintendent must be notified as soon as possible after the affected area has been stabilized.
12. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.
13. All disturbed areas shall be stabilized pursuant to NYSDEC regulations. Should disturbed areas remain disturbed for periods longer than one month, more permanent stabilization measures shall be installed.

Landscaping

1. Prior to planting according to the approved landscape plan, the Applicant shall stake the location of all proposed landscaping and allow for a site inspection by the Planning Board or its designees to ensure that the proposed landscaping will provide the maximum screening benefit and/or that the proposed landscaping is suitable for the visual setting and overall appearance of the project site.
2. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility. In the event that said landscaping is not maintained to the satisfaction of the Building Inspector or Code Enforcement Officer (CEO), the Building Inspector or CEO shall notify the applicant in writing of the violation. If the required landscaping maintenance is not performed within 30 days to the satisfaction of the Building Inspector or CEO, the Town shall correct the violation and be reimbursed for Town costs by the applicant.
3. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.
4. After final construction is complete, and prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an as-built landscaping plan to the Town of Southeast Building Department. The as-built plan shall identify any discrepancies between the approved plan and the installed landscaping. The plans must be certified by a professional landscape architect, architect, or engineer.

UPON ROLL CALL VOTE:

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

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

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch / vad
 T. LaPerch, Chairman
 Southeast Planning Board

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

INTRODUCED BY: *fx Perch*

DATE: June 12, 2017

SECONDED BY: *Hecht*

WHEREAS, the Planning Board of the Town of Southeast has previously granted Final Approval by resolution dated 7/13/15 and extension of that approval by resolution dated 6/6/16, for a certain Project Development Plan known as **SOUTHEAST PARKING aka WB NEW YORK, LLC**, located at 10 Independent Way in the ED Zone, also known and designated as Tax Map Number 56.-1-24 and,

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 **SOUTHEAST PARKING aka WB NEW YORK, LLC** is hereby granted for a period of one (1) year, commencing on 7/13/17 and subject to the conditions of said Final Approval.

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch

T. LaPerch, Chairman
Southeast Planning Board

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

INTRODUCED BY: *T. LaPerch*

DATE: June 12, 2017

SECONDED BY: *Wissel*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a lot line adjustment/minor subdivision, and other supporting documents for a project entitled **120 and 50 PROSPECT HILL ROAD**; and

WHEREAS, the proposed project is located at 50 and 120 Prospect Hill Road in the ED & R-40 Zoning Districts in the Town of Southeast and identified as Tax Map IDs 56.11-1-2 and 56.-1-34 ; and

WHEREAS, the applicant proposes a lot line adjustment to transfer +/- 24 acres of land from 120 Prospect Hill Rd (56.-1-34) to 50 Prospect Hill Rd (56.11-1-2) where no new lots would be created, and no new construction is proposed. 50 Prospect Hill Road is currently zoned ED, the transferred land would remain R-40 as such, a split-zoned parcel would be created; 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

D. Rush, Vice Chairman

absent

P. Wissel, Boardmember

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

E. Larca, Boardmember

yes

The resolution was *passed* by a vote of *6* to *0*, with *1* absent.

T. LaPerch

T. LaPerch, Chairman
Southeast Planning Board



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

June 13, 2017

Director
Putnam County Division of Planning and Development
841 Fair Street
Carmel, NY 10512

Re: 120 and 50 PROSPECT HILL ROAD
GML §239-n Referrals

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application for a Subdivision by Joseph Charbonneau, for a proposed lot line adjustment to transfer +/- 24 acres of land from 60 Prospect Hill Rd (56.-1-34) to 50 Prospect Hill Rd (56.11-1-2). No new lots would be created, and no new construction is proposed. 50 Prospect Hill Rd is currently zoned ED, the transferred land would remain R-40 as such, a split-zoned parcel would be created. The proposed project is located on an approximately ±27 acre parcel located on 120 Prospect Hill Road and 50 Prospect Hill Road, Putnam County, New York (Tax Map IDs 56.11-1-2 and 56.-1-34).

The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-n.

Enclosed is the application for your review.

Please call Victoria Desidero, Secretary to Planning Board, Architectural Review Board and Zoning Board of Appeals, at (845)279-7736, if you should have any questions.

We thank you for your consideration and review of this application.

Sincerely,

Thomas LaPerch
Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
Hogan & Rossi

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

INTRODUCED BY:

LaPerch

DATE: June 12, 2017

SECONDED BY:

Wissel

WHEREAS, an application is being made by **OWNER/APPLICANT** for a Site Plan Amendment for **NYSEG PUTNAM LAKE SUBSTATION** on a property located at 18 Old Doansburg Road, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 36.17-1-1, 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. Memorandum to Planning Board from Stephen M. Bly, P.L.S., dated 3/31/17
2. Short Environmental Assessment Form (EAF), prepared by Stephen M. Bly, P.L.S., dated 3/31/17
3. Wetland Assessment Memo from Brian Haas to Brian Bury, dated 2/7/17
4. Site Plan Drawing Set (3 Sheets), prepared by URS Energy and Construction, Inc., dated 11/4/16
5. Elevation and Conduit Plan (6 Sheets), prepared by URS Energy and Construction, Inc., dated 3/23/12
6. Real Property Record

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

yes

M. Hecht, Boardmember

yes

E. Larca, Boardmember

yes

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

June 12, 2017

Director
Putnam County Division of Planning and Development
841 Fair Street
Carmel, NY 10512

Re: NYSEG Putnam Lake Substation
GML §239-m

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application for a Site Plan Amendment by NYSEG, for a proposal to replace and upgrade existing substation equipment, including new line support structures and transformers within the existing substation fence. Landscaping for screening purposes is also proposed. The entire site is located within a wetland buffer. The proposed project is located on an approximately ±1 acre parcel located on 18 Old Doansburg Road, Putnam County, New York (Tax Map ID 36.17-1-1).

The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

Enclosed is the application for your review.

Please call Victoria Desidero, Secretary to Planning Board, Architectural Review Board and Zoning Board of Appeals, at (845)279-7736, if you should have any questions.

We thank you for your consideration and review of this application.

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
NYSEG



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

June 13, 2017

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: NYSEG Putnam Lake Substation
18 Old Doansburg Road
Tax Map ID 36.17-1-1

At the regular meeting of the Town of Southeast Planning Board on 6/12/17, 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 6/12/17. 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
NYSEG / AECOM