
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

July 10, 2017

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1. ACE ENDICO, 80, 81 & 71 Independent Way** – Continued Public Hearing to Review Application for Site Plan Amendment, Lot Merger, Wetland Permit and Conditional Use Permit
- 2. NYSEG PUTNAM LAKE SUBSTATION, 18 Old Doansburg Lane** – Public Hearing to Review Application for Site Plan Amendment and Wetland Permit

REGULAR SESSION:

- 1. VERIZON WIRELESS, 2525 Carmel Avenue** – Continued Consideration of a Request for Exemption from Site Plan and Conditional Use Permit Review
- 2. 120 & 50 PROSPECT HILL, 120 AND 50 Prospect Hill Road** – Review of Request for Final Approval of Lot Line Adjustment (pending approval from County Planning under GML 239-m)
- 3. GRAVINESE, 16 & 32 Reynwood Drive** – Review of Request for Extension of Lot Line Adjustment Approval

Approve Meeting Minutes from June 26, 2017

July 6, 2017

VAD

Agenda Subject to Change

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

Date: July 10, 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: Ace Endico Site Plan, Conditional Use Permit, Wetland Permit and Lot Line Adjustment

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Ace Endico (the "Applicant") has submitted an application to the Planning Board for a Site Plan Amendment and Conditional Use Permit to amend the approved site plans for Terravest II Lots 1, 3, and 4 to permit the phased installation of parking on Lots 3 and 4, and a new sidewalk and building entrance on Lot 1. A merger of Lots 3 and 4 is also proposed. In addition, a Town of Southeast wetland permit is also required to connect the proposed improvements to the existing stormwater management system.

Location: 71, 80 & 81 International Blvd & TAX IDs 45.-1.31.2, 45.-1-31.3 and 45.-1-29

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from LADA, PC, dated 6/19/17
- Bound set of 22 drawings entitled "Ace Endico Campus, formerly Lots 1, 3 & 4 at Terravest Corporate Park, International Boulevard, Southeast, New York," scales as noted, prepared by LADA, P.C., dated 6/19/17
- Lot Line Adjustment Plan, prepared by Terry Bergendorff Collins, dated 5/31/17

WHEREAS, on 1/30/17, the Planning Board classified the proposed action as a Type 1 action due to the cumulative size of the existing and proposed Ace Endico buildings, as well as the previous classification of the project under SEQRA, 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 meetings on 3/13/17, 4/10/17, 5/22/17 and 7/10/17, 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 full 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, the proposed project is a revision to a project previously reviewed and approved by the Planning Board, and that was the subject of an Environmental Impact Statement which included adoption of a Statement of Findings on March 24, 2003 and a Supplemental Statement of Findings on October 27, 2003 which indicate that there will be no significant adverse environmental impacts associated with the Proposed Action; 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
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	Building Inspector 1 Main Street Brewster, NY 10509
Putnam County Highways & Facilities 842 Fair Street Carmel New York 10512	Highway Superintendent 10 Palmer Road Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 841 Fair Street Carmel, New York 10512	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
Environmental Notice Bulletin (Type I Action) e-mail: enb@gw.dec.state.ny.us website: http://www.dec.ny.gov/enb/enb.html	Fire Inspector 1 Main Street Brewster, NY 10509

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>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**

July 11, 2017

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: Ace Endico
71, 80 and 81 International Blvd
Tax Map IDs 45.-1.31.2, 45.-1-31.3 and 45.-1-29

At the regular meeting of the Southeast Planning Board on 7/10/17, 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 7/10/17. 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
LADA, P.C.

**TOWN OF SOUTHEAST PLANNING BOARD
RESOLUTION TO EXEMPT
SITE PLAN AND CONDITIONAL USE PERMIT APPROVAL (§138-54.1.B(3))**

INTRODUCED BY: *LaPerch*

DATE: July 10, 2017

SECONDED BY: *Hecht*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of a request for an exemption from Site Plan and Conditional Use Permit by **VERIZON WIRELESS** for proposed building mounted cellular antennas at 2525 Carmel Avenue in the Gateway Commercial (GC) Zoning District, Tax Map No. 67.6-1-35, in the Town of Southeast; and

WHEREAS, the applicant proposes to mount the antennas on the front of the building, which faces Route 6 and the building is pre-existing, non-conforming with regards to setbacks as it is located 29 ft. from the property line where 35 ft. is required and, therefore, mounting the antennas on the front of the building increases the non-conformity; and

WHEREAS, the applicant sought and received a variance from the Zoning Board of Appeals on 6/19/17 for the setback; and

WHEREAS, the Planning Board is in receipt of the following drawings and documents related to the Exemption Request, and has caused same to be reviewed by its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
Memorandum to Chairman LaPerch from Michael P. Sheridan of Snyder & Snyder	Dated 7/7/17
Photo 1 - Existing view of the property from Carmel Avenue, looking East-Southeast, prepared by DNS Consulting Services, Inc.	undated
Photo 1a - Proposed view of the property from Carmel Avenue, looking East-Southeast, prepared by DNS Consulting Services, Inc.	undated
Photo 2 - Existing view of the property from westbound lane of Carmel Avenue, looking South-Southeast, prepared by DNS Consulting Services, Inc.	undated
Photo 2a - Proposed view of the property from westbound lane of Carmel Avenue, looking South-Southeast, prepared by DNS Consulting Services, Inc.	undated
Photo 3 - Existing view from westbound lane of Carmel Avenue, looking South, prepared by DNS Consulting Services, Inc.	undated
Photo 3a - Proposed view from westbound lane of Carmel Avenue, looking South, prepared by DNS Consulting Services, Inc.	undated
T-1, Title Sheet, prepared by On Air Engineering, LLC	3/23/17; 6/10/17
C-1, Site Layout, prepared by On Air Engineering, LLC	3/23/17; 6/10/17
A-1, Roof Plan & Antenna Plan, prepared by On Air Engineering, LLC	3/23/17; 6/10/17
A-2, Elevations, prepared by On Air Engineering, LLC	3/23/17; 6/10/17
A-3, Equipment Details, prepared by On Air Engineering, LLC	3/23/17; 6/10/17
S-1, Structural Details, prepared by On Air Engineering, LLC	3/23/17; 6/10/17

WHEREAS, the Applicant has revised their plans to utilize stealth technology, which reduces the potential visibility of the proposed panels and related equipment; and

WHEREAS, the Planning Board has determined on the basis of its own review and the review comments that it has received from its consultants, that the proposed project meets the requirements for an exemption from Conditional Use Permit and related Site Development Plan approval;

NOW, THEREFORE be it RESOLVED, the Planning Board is empowered under §138-54.1B(3)(f) to exempt the requirements for Conditional Use approval and related Site Development Plan approval for the location of antennas upon existing and approved structures, as appropriate) and finds that:

1. The proposed installation shall not exceed the structural capacity of the existing mounting structure.
2. The proposed installation shall not cause interference with existing equipment.
3. Any related equipment, other than antennas, shall be placed within the existing structure or at the base thereof, provided that the related equipment located at the base of an existing mounting structure shall be fully enclosed and shall have a base not to exceed one hundred square feet and shall not be more than eight feet in height.
4. The planned equipment shall not extend more than 20 feet above the highest point of the structure and shall comply with all applicable FCC and Federal Aviation Administration (FAA) regulations and state and local building codes.

NOW THEREFORE, be it RESOLVED, the Planning Board finds that the application from Verizon Wireless is consistent with the original approval and is exempt from Site Development Plan Approval and Conditional Use 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>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 TO DECLARE LEAD AGENCY**

INTRODUCED BY: LaPerch

DATE: July 10, 2017

SECONDED BY: Armstrong

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

WHEREAS, the proposed project is located at 120 and 50 Prospect Hill Road in the ED and 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 propose 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 Rd is currently Zoned ED, the transferred land would remain R-40 as such, a split-zoned parcel would be created; and

WHEREAS the Planning Board on 6/12/17 waived a public hearing on the proposed subdivision; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 6/12/17; 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>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>absent</u>	M. Hecht, Boardmember	<u>yes</u>
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: July 10, 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: 120 & 50 Prospect Hill Road

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

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). 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.

Location:

120 & 50 Prospect Hill Road, Tax Map IDs 56.11-1-2 and 56.-1-34

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from Hogan & Rossi, dated 6/28/17
- Lot Line Adjustment prepared for Joseph and Lisa Charbonneau and Prospect Hill Realty, LLC, Tax Lots 56.-1-34 and 56.11-1-2, situate in the Town of Southeast, Putnam County, NY, prepared by Terry Bergendorff Collins, dated 5/9/17 and last revised 7/10/17

WHEREAS, on 6/12/17, 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 on 6/12/17 waived the publically noticed meeting 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 Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 841 Fair Street Carmel, New York 10512

New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	E-911Coordinator / Assessor 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	

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>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, NY
RESOLUTION
FINAL CONDITIONAL SUBDIVISION PLAT APPROVAL**

INTRODUCED BY: *fa Perch* DATE: July 10, 2017

SECONDED BY: *Armstrong*

WHEREAS, JOSEPH AND LISA CHARBONNEAU AND PROSPECT HILL REALTY, LLC as the Applicants/Owners of certain properties located at 120 and 50 Prospect Hill Road in the Town of Southeast and known and designated as Tax Map Numbers 56.-1-34 and 56.11-1-2 has submitted an application for Final Plat approval for a proposed 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; and

WHEREAS, 50 Prospect Hill Road is currently Zoned ED, the transferred land would remain R-40 and, as such, a split-zoned parcel would be created (the "Proposed Project"); and,

WHEREAS, the Applicant submitted an application for Final Plat approval on 5/18/17; and,

WHEREAS, the Southeast Planning Board (the "Planning Board") is in receipt of the following drawings, prepared by Surveyor Terry Bergendorff Collins, related to the subdivision application:

Drawing No. & Title	Original Date; Last Revised
Lot Line Adjustment prepared for Joseph and Lisa Charbonneau and Prospect Hill Realty, LLC, Tax Lots 56.-1-34 and 56.11-1-2, situate in the Town of Southeast, Putnam County, NY	5/9/17; 7/10/17

; 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, pursuant to §123-13.D, the Planning Board referred the complete application to the Putnam County Division of Planning and Development on 6/12/17 for its review under §239-n of Article 12-B of the General Municipal Law; and,

WHEREAS, the Planning Board, in a resolution on 7/10/17, has confirmed that the requirements of the State Environmental Quality Review Act (SEQRA) have been met and that proposed mitigation measures will avoid significant adverse environmental impacts to the maximum extent practicable; 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 Action, 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 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 obtain final approval of all street names from the Town Board (§123-35.E) and Town Assessor (§54-A.4).
6. Prior to submission of the Final Plat for the signature of the duly authorized officer of the Planning Board the Applicant shall first obtain the required signatures of the Putnam County Department of Health on the Final Plat.
7. 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.
8. 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.

Financial & Legal Considerations

1. 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.

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>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
RESOLUTION GRANTING EXTENSION OF TIME IN WHICH TO SATISFY THE
CONDITIONS OF CONDITIONAL FINAL PLAT APPROVAL**

INTRODUCED BY: T. LaPerch

DATE: July 10, 2017

SECONDED BY: Wissel

WHEREAS, the Planning Board of the Town of Southeast previously granted conditional approval of the Final Plat by resolution dated 11/28/16, for a Lot Line Adjustment known as **GRAVINESE and CATHERINE McWILLIAMS, INC.**, located at 16 and 32 Reynwood Drive in the Town of Southeast, in the R-160 Zone, and known and designated as Tax Map Numbers 69.1-1-1.4 and 69.1-1-1.6 , and;

WHEREAS, pursuant to Section 123-13.G(2) of the Code of the Town of Southeast, conditional approval of the final plat shall expire within 180 days of the resolution granting such approval, provided that the Planning Board may extend the approval by twelve periods of 90 days each if in the Planning Board's opinion such extension is warranted; and

WHEREAS, the Planning Board is in receipt of a letter from the owner or their representative requesting an extension of time in which to satisfy the conditions of the conditional final plat approval; and

WHEREAS, the applicant has demonstrated that it has been diligently pursuing the conditions of final approval; and

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Southeast hereby grants the applicant two(2) 90 day extensions of time, commencing on 5/28/17, in which to satisfy the conditions of the conditional final plat approval.

It is the responsibility of the applicant to track the time frame within which this extension will expire. There will be no written or verbal notification to the applicant from the Planning Board office prior to the expiration of this extension.

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>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