
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

October 23, 2017

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1. PROSPECT HILL OFFICE PARK, PHASE 2, 162 Prospect Hill Road, Tax Map ID 56.-1-32.2 –**
Public Hearing to Review an Application for Site Plan Amendment

REGULAR SESSION:

- 1. SPACE ON RYDER FARM, 400-406 Starr Ridger Road, Tax Map ID 79.-1-39 –** Review of a Request for Release of a Performance Bond
- 2. LYONS DEVELOPMENT, One Starr Ridge Road, Tax Map ID 68.-2-2 –** Review of an Application for Site Plan Amendment
- 3. RED ROOSTER, 1566 Route 22, Tax Map IDs 46.-2-43 & 44 –** Review of Application for Lot Merger
- 4. ACE ENDICO, 80, 81 & 71 International Blvd., Tax Map IDs 45.-1-29, 45.-1-31.2 & 45.-1-31.3 –** Review of Request to Establish a Performance Bond
- 5. MORROW EQUIPMENT, 425 Rte. 312, Tax Map ID 45.-2-35 –** Continued Review of an Application for Site Plan Amendment
- 6. McDONALDS, 1618-1624 Route 22, Tax Map ID 46.-2-39 –** Review of an Application for Site Plan Amendment

Approve Meeting Minutes from September 25, 2017

October 17, 2017

VAD

Agenda Subject to Change

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

Date: October 23, 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: PROSPECT HILL OFFICE PARK, PHASE 2

SEQR Status: Type 1
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Applicant proposes to construct a 20,430 sf two-story office building with lower level and surface parking. The project site is located at 162 Prospect Hill Road and is currently improved with a two-story office building and associated parking. The proposed building would share a driveway with the existing office building.

Location:

162 Prospect Hill Road, Tax Map ID 56.-1-32.2

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from Insite Engineering, dated 10/2/17
- Stormwater Pollution Prevention Plan, prepared by Insite Engineering, dated 10/2/17
- SP-1, Layout & Landscape Plan, prepared by Insite Engineering, dated 7/5/17; last revised 10/2/17
- SP-2, Grading & Utilities Plan, prepared by Insite Engineering, dated 7/5/17; last revised 10/2/17
- SP-3, Erosion & Sediment Control Plan, prepared by Insite Engineering, dated 7/5/17; last revised 10/2/17
- LP-1, Lighting Plan, prepared by Insite Engineering, dated 8/21/17; last revised 10/2/17
- D-1, Details, prepared by Insite Engineering, dated 7/5/17; last revised 10/2/17
- D-2, Details, prepared by Insite Engineering, dated 7/5/17; last revised 10/2/17
- D-3, Details, prepared by Insite Engineering, dated 7/5/17; last revised 10/2/17
- A2.1, Level 1, prepared by Tecton Architects, undated

- A2.2, Level 2, prepared by Tecton Architects, undated
- A2.3, Ground Level, prepared by Tecton Architects, undated
- A5.01, Exterior Elevations, prepared by Tecton Architects, undated
- A5.02, Exterior Elevations, prepared by Tecton Architects, undated
- Memorandum to Secretary Desidero from NYS Department of Environmental Conservation, dated 9/11/17
- Aerial Map with Ridgeline Overlay District, prepared by Insite Engineering, dated 8/21/17
- Memorandum to Secretary Desidero from NYC Department of Environmental Protection, dated 8/16/17
- Statement of Use Supplement, prepared by Insite Engineering, dated 7/5/17
- Memorandum & Statement of Use to Chairman LaPerch from Peckham Industries, dated 6/23/17

WHEREAS, on 7/24/17, 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 a publically noticed meeting on 10/23/17, 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:

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 Commissioner	ATTN: 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 Director	ATTN: Regional Architectural Review Board 1 Main Street Brewster, NY 10509
Highway Superintendent 10 Palmer Road Brewster, NY 10509	Fire Inspector 1 Main Street Brewster, NY 10509
E-911Coordinator / Assessor 1360 Route 22 Brewster, NY 10509	

UPON ROLL CALL VOTE:

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

October 24, 2017

Zoning Board of Appeals
1 Main Street
Brewster, NY 10509

RE: PROSPECT HILL OFFICE PARK, PHASE 2, 162 PROSPECT HILL ROAD,
TAX MAP ID 56.-1-32.2

Dear Boardmembers:

At the 10/23/17 regular meeting of the Town of Southeast Planning Board a motion was made to refer the above referenced application to your Board for the following:

1. Area variance of 20 ft. for side yard parking setback where 100 ft. is required and 80 ft. is proposed.

A copy of the Town Planner's memorandum is attached for your information.

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
Insite Engineering
Planning Board File
Zoning Board of Appeals File



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

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: October 19, 2017
Re: Prospect Hill Office Park - Phase 2
cc: Jeffrey J. Contelmo, PE

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

1. Letter from Jeffery J. Contelmo, P.E., to Chairman LaPerch, dated 10/2/17
2. Preliminary Stormwater Pollution Prevention Plan, prepared by Insite Engineering, dated 10/2/17
3. Architectural Drawing Set (5 sheets), prepared by Tecton Architects, last revised 10/2/17
4. Prospect Hill Office Park Phase 2 site plan set (7 sheets), prepared by Insite Engineering, last revised 10/2/17.

PROJECT DESCRIPTION

The Applicant proposes to build a 20,430 sf two-story office building (10,640 sf footprint) with lower level parking (25 spaces) and surface parking (51 spaces). The project site is located at 162 Prospect Hill Road (56.1-32.2) in the RC Zoning District and is currently improved with a two-story office building and associated parking. Office is a permitted principal use in the RC Zoning District. The proposed building would share a driveway with the existing office building. The Applicant proposes to utilize porous asphalt within the parking areas.

COMMENTS

The following comments in *italics* are recited from AKRF's September 7, 2017 memorandum. New and follow-up comments are presented in **bold**.

1. *An aerial map was provided that shows the limits of the Ridgeline Overlay District. The proposed parking area, stormwater management area, well, and grading would be within the Ridgeline Overlay District. The limits of the district should also be indicated on Sheets SP-1, SP-2, and SP-3. Section 138-12.1 "Ridgeline Protection" prohibits "excessive clearing" within a ridgeline area. Excessive clearing is defined as the removal of more than 10 trees, eight inches or more in diameter at breast height, per quarter acre of land disturbed. Therefore, AKRF recommends that at a minimum, the portion of the property within the Ridgeline Overlay District and proposed to be within the limits of disturbance be surveyed.*

This comment has been sufficiently addressed. The proposed number of trees to be removed is below the threshold of “excessive clearing” within the Ridgeline Overlay District. Therefore, the proposed project is consistent with the requirements of Section 138-12.

2. *The applicant reconfigured the parking area, dumpster, and loading areas to meet the setbacks. However, the dimensional regulation table should be updated to reflect the currently proposed setbacks.*

The dimensional table still shows a 27 foot proposed side yard parking setback and need for an area variance. However all of the parking spaces and dumpster have been removed from the setback. Only a portion of the parking lot driveway is currently within the 100 foot parking setback, for which a 20 foot area variance may be required. Therefore, the table should be updated.

RECOMMENDED ACTIONS

At the October 23, 2017 Planning Board meeting, AKRF recommends that the Planning Board open and close the public hearing, consider a Negative Declaration under SEQRA, and refer the application to the ARB and ZBA.

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

October 24, 2017

TO: Architectural Review Board

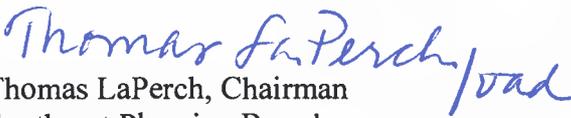
FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: Prospect Hill Office Park, Phase 2
162 Prospect Hill Road
Tax Map ID 56.-1-32.2

At the regular meeting of the Southeast Planning Board on 10/23/17, 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 10/23/17. 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

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

October 23, 2017

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

RE: SPACE ON RYDER FARM, 400-406 Starr Ridge Road, Tax Map ID 56.-1-32.2

Dear Boardmembers:

At the 10/23/17 regular meeting of the Town of Southeast Planning Board, a motion was made to positively refer the above referenced application to the Town Board for the release of the Performance Bond for Erosion & Sediment Control currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
SPACE ON THE FARM	\$4,400.00

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board.

Sincerely,


Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Attorney
Town Clerk
Town Engineer
Building Inspector
Hogan & Rossi
Planning Board File



Jacobson

October 19, 2017

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

Re: Space on the Farm
404 Starr Ridge Road
Request for Bond Release
NLJ #0001-0979

Dear Mr. LaPerch:

As requested, we have made a recent inspections at the above referenced project and determined that the site improvements have been satisfactorily completed and are generally in accordance with the approved plans; and that all disturbed areas are sufficiently restored and stabilized.

It is our understanding that the performance bond held for this project is for erosion controls and restoration and is in the amount of \$4,400. In that site improvements are now completed, we have no objection to release of this bond. There are no maintenance bonds required for this project.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Thomas H. Fenton, P.E.

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

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416

Consulting Civil and Environmental Engineers Since 1972

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
AFFIRMATION OF PRIOR SEQRA DETERMINATION**

INTRODUCED BY: La Perch DATE: October 23, 2017
SECONDED BY: Cyprus

WHEREAS, an application is being made by **LYONS DEVELOPMENT** to amend the previously approved and currently under construction site plan to relocate the coffee shop from the southernmost retail location to the northernmost space formerly proposed to be a bank with a drive-thru. Proposed project would modify the drive-thru and pick-up window arrangement on the north end of the building and relocate the outdoor seating patio to the north end of the building. A partial basement for a mechanical room with exterior access is also proposed. ("Proposed Project"), on a property located at One Starr Ridge Road, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 68.-2-2, which is located in the SR-6 Zoning District; and

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

1. Memorandum to Chairman LaPerch from Bibbo Associates, LLP, dated 10/2/17
2. Short Environmental Assessment Form, prepared by Bibbo Associates, LLP, dated 9/26/17
3. C-1, Cover Sheet, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
4. EX-1, Existing Conditions Plan, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
5. LY-1, Layout Plan, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
6. TL-1, Truck Turning Layout, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
7. UT-1, Utilities Site Plan, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
8. UT-2, Utilities Site Plan, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
9. P-1, Drainage Profiles, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
10. EC-1, Erosion Control Plan, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
11. EC-2, Erosion Control Plan, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
12. D-1, Drainage System Details, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17

13. D-2, Site Details, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
14. D-3, Erosion Control Notes and Construction Sequence, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
15. D-4, Erosion Control Details, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
16. D-5, Bio Retention Details, prepared by Bibbo Associates, LLP, dated 1/29/15; last revised 9/27/17
17. SDS, Sewage Disposal System, prepared by Bibbo Associates, LLP, dated 4/7/15; last revised 9/27/17
18. D-6, SDS Details, prepared by Bibbo Associates, LLP, dated 4/7/15; last revised 9/27/17
19. D-7, SSDS Details & SSDS Profile, prepared by Bibbo Associates, LLP, dated 4/7/15; last revised 9/27/17
20. W-1, Water System, prepared by Bibbo Associates, LLP, dated 7/6/17; last revised 9/27/17
21. W-2, Water System Details, prepared by Bibbo Associates, LLP, dated 7/6/17; last revised 9/27/17
22. Lp-1, Landscape Plan, prepared by Evans Associates, dated 7/6/15; last revised 9/16/15
; and

WHEREAS, the Planning Board declared itself Lead Agency under SEQRA on or about 3/9/15; and

WHEREAS, the Planning Board issued a Negative Declaration on the Site Plan on or about 4/27/15; and

WHEREAS, the Planning Board has evaluated the changes to the Proposed Project and found that they do not have the potential to generate any new significant adverse impacts; and

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), and having reviewed the proposed changes to the site plan, finds that the Negative Declaration issued on or about 4/27/15 remains valid, and no further environmental review is required.

A Copy of this Notice has been filed with:

- Town Board, Town of Southeast
- Putnam County Division of Planning and Economic Development
- Putnam County Department of Health
- New York City Department of Environmental Protection
- Commissioner, New York State Department of Environmental Conservation
- Regional Director, New York State Department of Environmental Conservation, Region 3
- SEQR Unit, New York State Department of Transportation, Traffic Engineering & Safety Division, 4 Burnett Blvd., Poughkeepsie, NY 12603

UPON ROLL CALL VOTE:

T. LaPerch, Chairman yes
P. Wissel, Boardmember yes
E. Cyprus, Boardmember yes
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 6 to 0, with 1 absent.

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



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

October 24, 2017

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: Lyons Development
One Starr Ridge Road
Tax Map ID 68.-2-2

At the regular meeting of the Town of Southeast Planning Board on 10/23/17, 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 Affirmed its Negative Declaration under the New York State Environmental Quality Review Act (SEQRA) process on 10/23/17. 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
Bibbo Associates



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

October 24, 2017

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

Re: Lyons Development
GML §239-m

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application for a Site Plan Amendment by Lyons Development for a proposed amendment to the previously approved and currently under construction site plan to relocate the coffee shop from the southernmost retail location to the northernmost space formerly proposed to be a bank with a drive-thru. Proposed project would modify the drive-thru and pick-up window arrangement on the north end of the building and relocate the outdoor seating patio to the north end of the building. A partial basement for a mechanical room with exterior access is also proposed. The proposed project is located on an approximately ±3.12 acre parcel located on One Starr Ridge Road, Brewster, Putnam County, New York (Tax Map ID 68.-2-2).

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
Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
Bibbo Associates, LLP

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

INTRODUCED BY: LaPerch

DATE: October 23, 2017

SECONDED BY: Wissel

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a minor subdivision, and other supporting documents for a project entitled Red Rooster; and

WHEREAS, the proposed project is located at 1560 and 1566 Route 22 in the SR22 Zoning District in the Town of Southeast and identified as Tax Map IDs 46.-2-43 and 44 ; and

WHEREAS, the applicant proposes the merger of lots 46.2-43 (currently occupied by Red Rooster) and 46.-2-44 (currently occupied by the existing mini golf and vacant land); 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	<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>yes</u>	M. Hecht, Boardmember	<u>absent</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
1 Main Street
Brewster, NY 10509

October 24, 2017

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

Re: Red Rooster Lot Merger
GML §239-n Referrals

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application for a Subdivision by Red Rooster, for a proposed merger of lots 46.2-43 (currently occupied by Red Rooster) and 46.-2-44 (currently occupied by the existing mini golf and vacant land). The proposed project is located at 1560 and 1566 Route 22, Brewster, Putnam County, New York (Tax Map IDs 46.-2-43 and 46.-2-44).

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 / vad
Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
Insite Engineering

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

October 24, 2017

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

RE: **ACE ENDICO**, 80, 81 & 71 International Blvd., TAX MAP IDs 45.-1.31.2, 45.-1-31.3, and 45.-1-29

Dear Boardmembers:

At the 10/23/17 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>
ACE ENDICO	\$ 27,400.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$325,400.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$13,016.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit. 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
LADA, PC
Planning Board File



Jacobson

October 18, 2017

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

Re: Ace Endico – Phase 2
International Boulevard
Bond Estimate
NLJ #0001-0794

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for all site improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for site improvements totals \$325,400.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above recommended bond amount, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$13,016.

We have also prepared a performance bond estimate for erosion & sediment controls and site restoration. The required Erosion & Sediment Control / Restoration Bond based on the attached estimate is \$27,400.

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

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

OPINION OF PROBABLE CONSTRUCTION COSTS

Project: Ace Endico - Phase 2
 International Boulevard
 Southeast, New York

Done by: JMD
 Date: 10/18/2017

Project No.: 0001-0794

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR TREES (Cut & Chip / Grub)	\$11,783.00	ACRE	2	\$23,566.00
2	STRIP & STOCKPILE TOPSOIL	\$0.48	S.Y.	4,200	\$2,016.00
3	SINGLE CATCH BASIN	\$3,080.00	EACH	4	\$12,320.00
4	STORM MANHOLE	\$3,160.00	EACH	2	\$6,320.00
5	15" Ø HDPEP	\$40.00	L.F.	302	\$12,080.00
6	18" Ø HDPEP	\$51.00	L.F.	197	\$10,047.00
7	24" Ø HDPEP	\$69.00	L.F.	90	\$6,210.00
8	PROCESSED AGGREGATE BASE	\$45.85	C.Y.	1,148	\$52,635.80
9	FINE GRADE & ROLL BASE - PARKING LOTS	\$2.25	S.Y.	4,290	\$9,652.50
10	BITUMINOUS CONCRETE	\$97.00	TON	740	\$71,780.00
11	BITUMINOUS CONC. LIP CURB	\$4.95	L.F.	1,358	\$6,722.10
12	CONCRETE SIDEWALK (5' Wide)	\$9.08	S.F.	3,555	\$32,279.40
13	KEY CARD GATE	\$6,060.00	EACH	1	\$6,060.00
14	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.11	S.Y.	4,200	\$4,662.00
15	HYDROSEED (FERT. & MULCH)	\$0.58	S.Y.	4,200	\$2,436.00
16	TEMPORARY SEDIMENT BASIN	\$5,000.00	EACH	2	\$10,000.00
17	LANDSCAPING	\$12,500.00	L.S.	1	\$12,500.00
18	SIGNS	\$248.00	EACH	6	\$1,488.00
19	SILT FENCE	\$4.13	L.F.	1,160	\$4,790.80
20	HAY BALES (Staked)	\$5.93	L.F.	440	\$2,609.35
21	CONSTRUCTION ENTRANCE	\$1,237.00	EACH	1	\$1,237.00
22	CLEAN CATCH BASINS	\$80.00	EACH	10	\$800.00
23	STREET CLEANING	\$1,240.00	DAY	2	\$2,480.00
24	PARKING STALL LINE PAINTING	\$11.10	EACH	125	\$1,387.50
25	PAINTED STOP BAR (12" WIDE)	\$1.29	L.F.	20	\$25.80
26	PAVEMENT MARKING - HANDICAP SYMBOL	\$62.91	EACH	4	\$251.64
27	SITE LIGHTING - SINGLE HEAD	\$2,600.00	EACH	8	\$20,800.00
28	SITE LIGHTING - DOUBLE HEAD	\$2,755.00	EACH	3	\$8,265.00
Subtotal:					\$325,421.89

SAY \$325,400.00

TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

October 24, 2017

MTA Metro-North Railroad
Joseph Giuliatti
President
420 Lexington Avenue
New York, NY 10017-3739

Re: Morrow Equipment

Dear Mr. Giuliatti,

The Planning Board of the Town of Southeast is considering an application by Morrow Equipment for a proposed amended site plan to construct a new 24,280 SF building for general business, office, and warehouse use; 110,000 square feet of outside storage; and a 98' tall crane. The proposed project is located on an approximately 55 acre parcel located on 425 Rte. 312, Brewster, Putnam County, New York (Tax Map ID 45.-2-35), and is adjacent to property owned by the MTA. Enclosed please find a CD with copies of the application materials.

The Planning Board is hereby referring this application to the MTA for comment. Please note that a public hearing is being scheduled for 11/27/17 and we would appreciate a response by that date.

Please feel free to 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 on the application, or if you should need additional materials for your review.

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

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board

COPY TO:
Town Attorney
Town Clerk
LADA, PC
Planning Board File



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

October 24, 2017

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

Re: McDonalds
GML §239-m

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application for a Site Plan by McDonalds, for a proposal for new streetscape landscaping, new trash enclosure, new grading and slope treatment of disturbed areas along Route 22, reducing the parking lot by two spaces, and redesigning the drive thru on the western side of the site. The proposed project is located on an approximately ±12.8 acre parcel located on 1618-1624 Route 22, Putnam County, New York (Tax Map ID 46.-2-39).

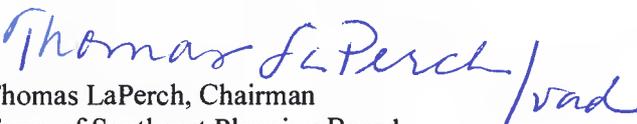
The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

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
CORE States