
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

THURSDAY, June 14, 2018

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

1. **SEIFERT WETLAND PERMIT, 490 Tonetta Lake Road, Tax Map ID 57.5-2-2** – Public Hearing to Consider an Application for a Wetland Permit

REGULAR SESSION:

1. **JOHNSON ACCESSORY APARTMENT, 419 Allview Avenue, Tax Map ID 67.18-1-8** – Review of an Application for a Conditional Use Permit for an Accessory Apartment
2. **INTERIOR ROCK, 3903 Danbury Road, Tax Map ID 69.13-1-21.2** – Continued Review of an Application for Site Plan Amendment, Conditional Use Permit and Wetland Permit
3. **PROSPECT HILL OFFICE PARK, PHASE 2, 162 Prospect Hill Road, Tax Map ID 56.-1-32.2** – Review of Application for Final Approval of Site Plan and Recommendation of a Performance Bond to the Town Board
4. **INTERSTATE LOGISTICS LOT LINE ADJUSTMENT, 51 Pugsley Road, Tax Map IDs 45.-1-4 and 45.1-1-5.3** – Review of an Application for Subdivision
5. **INTERSTATE LOGISTICS, 51 Pugsley Road, Tax Map IDs (See Attachment - Exhibit A)** – DEIS Completeness Review
6. **Approve Meeting Minutes from May 14, 2018**

June 8, 2018

VAD

Agenda Subject to Change

FOR MORE INFORMATION ON MAJOR PROJECTS UNDER PLANNING BOARD REVIEW, CLICK ON THE LINK BELOW:

<http://www.southeast-ny.gov/322/Major-Planning-Board-Projects#>

Exhibit A

#	Tax ID #	#	Tax ID #	#	Tax ID #
1	45-1-4	53	45-3-46	105	45-3-98
2	45-1-5.2	54	45-3-47	106	45-3-99
3	45-1-5.3	55	45-3-48	107	45-3-100
4	45-1-8.1	56	45-3-49	108	45-3-101
5	45-1-8.2	57	45-3-50	109	45-3-102
6	45-1-8.3	58	45-3-51	110	45-3-103
7	45-1-12	59	45-3-52	111	45-3-104
8	45-1-13	60	45-3-53	112	45-3-105
9	45-3-1	61	45-3-54	113	45-3-106
10	45-3-2	62	45-3-55	114	45-3-107
11	45-3-3	63	45-3-56	115	45-3-108
12	45-3-4	64	45-3-57	116	45-3-109
13	45-3-5	65	45-3-58	117	45-3-110
14	45-3-6	66	45-3-59	118	45-3-111
15	45-3-7	67	45-3-60	119	45-3-112
16	45-3-8	68	45-3-61	120	45-3-113
17	45-3-9	69	45-3-62	121	45-3-114
18	45-3-10	70	45-3-63	122	45-3-115
19	45-3-11	71	45-3-64	123	45-3-116
20	45-3-12	72	45-3-65	124	45-3-117
21	45-3-13	73	45-3-66	125	45-3-118
22	45-3-14	74	45-3-67	126	45-3-119
23	45-3-15	75	45-3-68	127	45-3-120
24	45-3-16	76	45-3-69	128	45-3-121
25	45-3-17	77	45-3-70	129	45-3-122
26	45-3-18	78	45-3-71	130	45-3-123
27	45-3-19	79	45-3-72	131	45-3-124
28	45-3-20	80	45-3-73	132	45-3-125
29	45-3-21	81	45-3-74	133	45-3-126
30	45-3-22	82	45-3-75	134	45-3-127
31	45-3-23	83	45-3-76	135	45-3-128
32	45-3-24	84	45-3-77	136	45-3-129
33	45-3-25	85	45-3-78	137	45-3-130
34	45-3-26	86	45-3-79	138	45-3-131
35	45-3-27	87	45-3-80	139	45-3-132
36	45-3-28	88	45-3-81	140	45-3-133
37	45-3-29	89	45-3-82	141	45-3-134
38	45-3-30	90	45-3-83	142	45-3-135
39	45-3-32	91	45-3-84	143	45-3-136
40	45-3-33	92	45-3-85	144	45-3-137
41	45-3-34	93	45-3-86	145	45-3-138
42	45-3-35	94	45-3-87	146	45-3-139
43	45-3-36	95	45-3-88	147	45-3-140
44	45-3-37	96	45-3-89	148	45-3-141
45	45-3-38	97	45-3-90	149	45-3-142
46	45-3-39	98	45-3-91	150	45-3-143
47	45-3-40	99	45-3-92	151	45-3-144
48	45-3-41	100	45-3-93	152	45-3-145
49	45-3-42	101	45-3-94	153	45-3-146
50	45-3-43	102	45-3-95	154	45-3-147
51	45-3-44	103	45-3-96	155	45-3-148
52	45-3-45	104	45-3-97	156	45-3-31

Notes:

(1) Tax Lot 45-3-148 does not appear on the Town of Southeast Tax Map.

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

INTRODUCED BY: *LaPerch*

DATE: June 14, 2018

SECONDED BY: *Armstrong*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a Site Plan, Wetland Permit and Conditional Use Permit and other supporting documents for a project entitled **INTERIOR ROCK**; and

WHEREAS, the proposed project is located at 3903 Danbury Road in the SR-6 Zoning District in the Town of Southeast and identified as Tax Map ID 69.13-1-21.2; and

WHEREAS, the applicants propose to construct a two-story, 20,000 sq. ft. building, 2,000 sq. ft. of outside storage, and 39 parking spaces for a general business and office use. The project would be constructed in two phases (one floor each phase); and

WHEREAS the Planning Board scheduled a public hearing on the proposed Site Plan, Wetland Permit and Conditional Use Permit for July 9, 2018; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 12/11/17; 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	<i>yes</i>	D. Rush, Vice Chairman	<i>yes</i>
D. Armstrong, Boardmember	<i>yes</i>	E. Cyprus, Boardmember	<i>yes</i>
M. Hecht, Boardmember	<i>absent</i>	E. Larca, Boardmember	<i>yes</i>
J. Gress, Boardmember	<i>yes</i>		

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
SITE PLAN APPROVAL**

INTRODUCED
BY:
SECONDED BY:

LaPerch
Armstrong

DATE: June 14, 2018

WHEREAS, PROSPECT HILL OFFICE PARK / BARJAC REALTY CORP., as the Applicant/Owner of certain properties located 162 Prospect Hill Road in the RC Zoning District in Town of Southeast and known and designated as Tax Map Number 56.-1-32.2 has submitted an application for Site Plan approval for a proposed 19,280 sq. ft., two-story office building (9,640 sq. ft. footprint) with 54 surface parking spaces (the “Proposed Project”); and,

WHEREAS, the proposed office use is a permitted principal use in the RC Zoning District; 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, issued a Negative Declaration on or about 10/23/17, indicating that no negative environmental impact would exist; and,

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 Insite Engineering	5/24/18
SP-1, Layout & Landscaper Plan, prepared by Insite Engineering	7/5/17; 6/11/18
SP-2, Grading & Utilities Plan, prepared by Insite Engineering	7/5/17; 6/11/18
SP-3, Erosion & Sediment Control Plan, prepared by Insite Engineering	7/5/17; 6/11/18
LP-1, Lighting Plan, prepared by Insite Engineering	8/21/17; 6/11/18
D-1, Details, prepared by Insite Engineering	7/5/17; 6/11/18
D-2, Details, prepared by Insite Engineering	7/5/17; 6/11/18
D-3, Details, prepared by Insite Engineering	10/2/17; 6/11/18
A5.01, Exterior Elevations, prepared by Tecton Architects	11/1/17
A5.02, Exterior Elevations, prepared by Tecton Architects	11/1/17
Memorandum from NYC DEP to Insite Engineering	6/12/18
Statement of Use, prepared by Peckham Industries	6/23/17
Statement of Use, prepared by Insite Engineering	7/5/17
Memorandum from NYC DEP to Insite Engineering	2/2/18
Memorandum from NYC DEP to Insite Engineering	3/23/18
Memorandum from NYC DEP to Insite Engineering	10/27/17
Memorandum from NYS DEC to Insite Engineering	11/11/17
Memorandum from NYC DEP to Insite Engineering	8/16/17
SWPPP prepared by Insite Engineering	6/11/18

; 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 letter from the Town of Southeast Wetland Inspector dated September 8, 2017, indicating that the subject parcel does not contain any wetland features that would meet the criteria as outlined in Chapter 78 of the Town Code, nor are any wetlands located on immediate adjacent parcels, therefore the subject parcel does not require wetland permit review;

WHEREAS, the Planning Board is in receipt of a referral dated 5/24/18 from the Architectural Review Board recommending approval of the architecture Proposed Project; and

WHEREAS, the Planning Board is in receipt of a resolution dated 6/7/18 from the Town Board approving the architecture of the Proposed Project; and

WHEREAS, the Planning Board is in receipt of an approval dated 11/20/17 from the Zoning Board of Appeals for an area variance for side yard parking for the Proposed Project; 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 Site Plan Approval for the Proposed Project, 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 Project, 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 Project shall be constructed in coordination with the approved site improvements for the Prospect Hill Office Park 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 Project 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 Town 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 Town 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. The Applicant shall post a Performance Bond in an amount determined by the Town Engineer and recommended by the Planning Board for Town Board approval to ensure all site grading, stormwater management, and road improvements will be made in accordance with the approved drawings, Town of Southeast Code and to the satisfaction of the Town Engineer and/or Highway Superintendent. The Performance Bond may also be used to finance necessary work to stabilize the project site should the Applicant abandon the project and the Town is forced to complete necessary improvements. The establishment of the Performance Bond shall be done in a form acceptable to the Town Counsel. The bond amount will be based upon 2018 construction costs. If the construction is not begun during the calendar year 2018, the Applicant must re-apply to the Planning Board for an adjustment of the bond amount to account for escalation of material and labor costs. Upon such request to the Planning Board, the Planning Board shall make a recommendation to the Town Board and the Town Board shall diligently set a new bond amount in accordance with the recommendation of the Town Engineer. The Performance Bond must be paid prior to the start of any work on the site and/or the filing for a Building Permit. The Southeast Planning Board requests that the Southeast Building Inspector withhold the Certificate of Occupancy until the Planning Board or its duly authorized representative has made an inspection of the subject improvements and determined that the Applicant has complied with all the conditions of this approval.

2. 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.

3. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.

4. This resolution supersedes all construction, design, approvals, conditions, restrictions, and requirements of the previously approved site plan, and building permits. The inclusion of certain

previously adopted conditions in this resolution shall not be deemed as an affirmation of past approvals or 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) Performance Bond and Erosion and Sediment (E&S) Control Bond shall be posted with the Town Clerk;
 - b) Inspection Fees shall be paid to the Planning Board;
 - c) Escrow Account shall be in good standing;
 - d) 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
 - e) The MS4 Acceptance, proof of mailing of Notice of Intent (NOI), and E&S shall be completed and on file with MS4 Administrator.
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.
14. The NYSDEC has determined in a letter dated 9/11/17 that the Project Site is located within or near record(s) of northern long-eared bats (*Myotis septentrionalis*), a species listed as threatened in New York State. To avoid impacts to this species and the requirements of an Article 11, Title 5, Section 535 of the Environmental Conservation Law, Threatened and Endangered Species, an Article 11 "Take" Permit, the removal of any trees greater than 4-inches diameter at breast height (DBH) associated with this Project shall occur during the Northern Long-eared Bat's hibernation period. This period begins October 31 and ends March 31 (of any given year). If tree cutting cannot occur during the above time frames, the applicant shall contact the NYSDEC to determine if a Take Permit is required and shall copy the Town of Southeast Building Inspector and Planning Board Secretary on all correspondence.

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	<u>yes</u>	D. Rush, Vice Chairman	<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>
J. Gress, 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 15, 2018

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

RE: PROSPECT HILL OFFICE PARK, PHASE 2, 162 Prospect Hill Road, 56.-1-32.2

Dear Boardmembers:

At the 6/14/18 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>
PROSPECT HILL OFFICE PARK, PHASE 2	\$23,900.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$382,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$15,280.00, 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
Insite Engineering
Planning Board File



June 11, 2018

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

Re: Prospect Hill Office Park – Phase 2
162 Prospect Hill Road
Tax Map No: 56.1-32.2
Bond Estimate
NLJ #0001-0830

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 \$382,000.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above referenced Opinion of Probable Construction Costs, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$15,280.

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 \$23,900.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

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

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

2018 OPINION OF PROBABLE CONSTRUCTION COSTS
 Performance Bond

Project: Prospect Hill Office Park
 162 Prospect Hill Road
 Southeast, New York

Done by: MAL
 Date: 6/7/2018

Project No.: 0001-0830

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	STRIP & STOCKPILE TOPSOIL	\$0.48	S.Y.	8,000	\$3,840.00
2	LIMITED CLEARING	\$11,389.00	ACRE	0.5	\$5,694.50
3	SITE GRADING	\$1.00	L.S.	20,000	\$20,000.00
4	SUBGRADE COURSE 6"	\$46.26	C.Y.	400	\$18,504.00
5	ASPHALTIC TOP COURSE 1 1/2"	\$93.36	TONS	200	\$18,672.00
6	ASPHALTIC BINDER COURSE 2 1/2"	\$98.77	TONS	330	\$32,594.10
7	CONCRETE CURB	\$17.50	L.F.	800	\$14,000.00
8	WOOD GUIDE RAIL	\$20.00	L.F.	80	\$1,600.00
9	CONCRETE SIDEWALK	\$9.06	S.F.	1,500	\$13,590.00
10	SPREAD STOCKPILED TOPSOIL TO 4"	\$0.73	S.Y.	3,872	\$2,826.56
11	SEED & MULCHING	\$0.57	S.Y.	3,872	\$2,207.04
12	LANDSCAPING & SITE LIGHTING	\$40,000.00	L.S.	1	\$40,000.00
13	SILT FENCE	\$5.00	L.F.	880	\$4,400.00
14	STABILIZED CONSTRUCTION ENTRANCE	\$1,253.00	EACH	1	\$1,253.00
15	INLET PROTECTION	\$140.00	EACH	17	\$2,380.00
16	12" HDPE DRAINAGE PIPE	\$34.00	L.F.	950	\$32,300.00
17	15" HDPE DRAINAGE PIPE	\$40.00	L.F.	290	\$11,600.00
18	12" HDPE END SECTION	\$404.00	EACH	3	\$1,212.00
19	DRAINAGE STRUCTURE (CATCH BASIN)	\$3,055.00	EACH	17	\$51,935.00
20	FLOW SPLITTER	\$3,000.00	EACH	1	\$3,000.00
21	OUTLET STRUCTURE	\$3,500.00	EACH	2	\$7,000.00
22	RIP RAP	\$66.40	C.Y.	50	\$3,320.00
23	EXTENDED DETENTION STORMWATER BASIN	\$40,000.00	L.S.	1	\$40,000.00
24	INFILTRATION STORMWATER BASIN	\$20,000.00	L.S.	1	\$20,000.00
25	INFILTRATION PLANTER	\$30,000.00	L.S.	1	\$30,000.00
Subtotal:					\$381,928.20

SAY **\$382,000.00**

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

2018 OPINION OF PROBABLE CONSTRUCTION COSTS
Erosion & Sediment Control and Site Restoration Bond

Project: Prospect Hill Office Park
162 Prospect Hill Road
Southeast, New York

Done by: MAL
Date: 6/7/2018

Project No.: 0001-0830

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	SILT FENCE	\$5.00	L.F.	880	\$4,400.00
2	STABILIZED CONSTRUCTION ENTRANCE	\$1,253.00	EACH	1	\$1,253.00
3	INLET PROTECTION	\$140.00	EACH	17	\$2,380.00
4	SPREADING STOCKPILED TOPSOIL, SEED & MULCHING	\$1.30	S.Y.	12,170	\$15,821.00
				Subtotal:	\$23,854.00
				SAY	\$23,900.00

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

INTRODUCED BY: LaPerch

DATE: June 14, 2018

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 **INTERSTATE LOGISTICS LOT LINE ADJUSTMENT**; and

WHEREAS, the proposed project is located at 51 Pugsley Road in the RC and OP-3 Zoning Districts in the Town of Southeast and identified as Tax Map IDs 45.-1-4 and 45.-3-5.3; and

WHEREAS, the applicant proposes a lot-line adjustment to enable the dedication of +/-0.77 acres of land to New York State Department of Transportation for future road improvements associated with the development of Northeast Interstate Logistics. The proposed lot would be non-conforming with regards to size until such time that it is merged with the NYSDOT right-of-way. No new lots 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	<u>yes</u>	D. Rush, Vice Chairman	<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>
J. Gress, 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
Positive Declaration,
Notice of Completion of Draft Environmental Impact Statement,
and
Notice of SEQR, Subdivision, and Wetland Permit Public Hearings**

Lead Agency: Town of Southeast Planning Board

Date: June 14, 2018

Address: 1 Main Street
Brewster, NY 10509

This Notice is issued pursuant to Article 8 of the New York State Environmental Conservation Law (State Environmental Quality Review Act "SEQRA") and its implementing regulations.

The Town of Southeast Planning Board, as Lead Agency under SEQRA has issued a Positive Declaration for the Northeast Interstate Logistics Center project (the "Proposed Project") requiring the preparation of a Draft Environmental Impact Statement (DEIS). The DEIS has been completed and accepted for the purpose of public review of the Proposed Project as described below. The purpose of the public hearing is to receive public comment on the DEIS, subdivision, and wetland permit applications. The public hearing will be opened at 7:30 PM on Monday, July 9, 2018, at the Southeast Town Offices, 1360 Route 22, Brewster, NY, 10509. Written comments are requested and will be accepted by the Planning Board until the close of business on August 3, 2018, or 10 days following the close of the hearing if adjourned to a later date. Written comments should be addressed to the following Contact Person: Victoria Desidero, Administrative Assistant, Town of Southeast Planning Board, 1 Main Street, Brewster, NY 10509. Phone: 845-279-7736. E-mail: planning@southeast-ny.gov.

Name of Action: Northeast Interstate Logistics Center

SEQR Classification: Type I

Description of Action:

Putnam Seabury Partners, L.P (the "Applicant") has petitioned the Town of Southeast, NY, for an amendment to the Zoning Ordinance and Map of the Town of Southeast, and is requesting a re-subdivision, Site Plan, Conditional Use Permit, and Wetland Permit approval for an approximately 1,125,000 square foot logistics center to be known as the Northeast Interstate Logistics Center on an approximately 328 acre site located at New York State (NYS) Route 312 and Pugsley Road (the "Project Site").

The Project Site, which is currently comprised of 156 tax parcels, is proposed to be re-subdivided into 5 tax parcels. A sixth lot is proposed to be created pursuant to a lot line adjustment, which application shall be heard simultaneously. The proposed Northeast Interstate Logistics Center would include four buildings ranging in size from 173,775 to 366,404 square feet. Warehouse number one would be 261,320 square feet, warehouse number two would be 173,775 square feet, warehouse number three would be 323,076 square feet, and warehouse number four would be 366,404 square feet. The proposed buildings would be located on Lots 1, 2, and 3; Lot 4 would remain vacant except for potable water wells; Lot 5 is proposed to be donated to Putnam County for new access to Tilly Foster Farm and potential related uses; and Lot 6 would be donated to the New York State Department of Transportation to accommodate traffic improvements that would be constructed as part of the Proposed Project.

To facilitate the Proposed Project, the Applicant requests to rezone approximately 39 acres on the west side of Pugsley Road from Rural Commercial (RC) to Office Park 3 (OP-3). The remaining parcels would retain their existing zoning designation. A substantial portion of the Project Site is located within the Ridgeline Protection Overlay District. In addition, the Applicant proposes to add "logistics center" as a "conditional use permit" use in the OP-3 Zoning District, and is proposing criteria for the review of Logistics Center uses.

Location: New York State Route 312 and Pugsley Road in the Town of Southeast, Putnam County. [See attached list of parcels].

Reasons Supporting the Positive Declaration:

After considering the Proposed Project; the Full Environmental Assessment Form and DEIS prepared by the Applicant; and the criteria for determining significance in the SEQRA regulations (6NYCRR §617.7(c)), the Town of Southeast Planning Board finds that the Proposed Project may have a significant impact on the environment based on the following:

1. The Proposed Project involves amendments to the Town of Southeast Zoning Map and Zoning Ordinance;
2. The Proposed Project has the potential to result in significant adverse impacts to community character;
3. Construction of the Proposed Project would require modification to two ridgelines located within the Ridgeline Protection Overlay District;
4. The Proposed Project would result in alteration of, increase or decrease in size of, or encroachment into the New York State Department of Environmental Conservation (NYSDEC) Wetlands LC-18 and LC-28 and their buffers, and 7.81 acres of disturbance to Town of Southeast regulated wetland and stream buffers.
5. The Proposed Project may impact species such as the Red Maple tree – hardwood swamp, the Northern Long-Eared Bat, and Bog Turtle, which are plant and animal species that have been identified as endangered or threatened.
6. The Proposed Project would result in the construction of 57.2 acres of impervious surface for roads, buildings, and other paved surfaces.
7. The Proposed Project may induce ±510 semi-trailer truck trips per day, which has the potential to result in significant impacts to the transportation system.
8. The Proposed Project is a substantial change in use from its present vacant use and is located adjacent to an Agricultural District (PUTN001).
9. The Proposed Project is located in or adjacent to an area identified as potentially sensitive for archaeological resources on the New York State Historic Preservation Office archaeological site inventory.
10. Construction would contain more than one phase.
11. The Proposed Project may have a significant impact on energy consumption.
12. The Proposed Project would temporarily exceed existing ambient noise levels during construction.

Potential Environmental Impacts:

The DEIS analyzes the following areas of potential environmental impacts: Land Use and Zoning; Traffic; Visual Resources; Surface Water and Wetlands; Geology, Soils, and Topography; Groundwater; Vegetation and Wildlife; Fiscal Impact; Community Services; Utilities; Cultural Resources; Noise; Construction; Air Quality; and Hazardous Materials.

A copy of the DEIS and additional information may be obtained from:

Contact Person: Victoria Desidero, Planning Board Secretary

Address: Town of Southeast
1 Main Street
Brewster, NY 10509

Telephone Number: (845) 279-7736

Additional copies for public review are available at:

Town of Southeast Town Clerk, 1360 Route 22, Brewster, NY 10509

Brewster Public Library, 79 Main Street, Brewster, NY 10509

Town of Southeast web-site: www.southeast-ny.gov

A copy of this notice has been sent to:

Lead Agency:

Planning Board, Town of Southeast, 1 Main Street, Brewster, NY 10509

Involved Agencies:

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

Town of Southeast Architectural Review Board, 1360 Route 22, Brewster, NY 10509

Town of Southeast Highway Superintendent, 1360 Route 22, Brewster, NY 10509

Putnam County Department of Health, 4 Geneva Road, Brewster, NY 10509

New York City Department of Environmental Protection, Bureau of Water Supply, 465 Columbus Avenue, Valhalla, New York 10595-1336

New York State Department of Environmental Conservation, 625 Broadway, Room 538, Albany, New York 12233-1750

Regional Director, New York State Department of Environmental Conservation, Region 3, 21 South Putt Corners Road, New Paltz, NY 12561-1696

New York State Department of Transportation, Region 8, SEQR Unit, Traffic Engineering & Safety Division, 4 Burnett Boulevard, Poughkeepsie, NY 12603

New York State Department of Transportation, Main Office, 50 Wolf Road, Albany, NY 12232

Interested Agencies:

Brewster Fire Department, 501 North Main Street, Brewster, NY 10590

Town of Southeast Fire Inspector, 1 Main Street, Brewster, NY 10509

Putnam County Department of Highways & Facilities, 331 Fair Street, Carmel, NY 10512

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

Putnam County Sheriff's Department, 3 County Center, Carmel, NY 10512

Town of Patterson, 1142 Route 311, Patterson, NY 12563

New York State Police, Brewster Barracks, 1672 Route 22, Brewster, NY 10509

United States Army Corps of Engineers, New York District, 26 Federal Plaza, New York, NY 10278

Property owners within 500 feet of the Project Site

Applicant:

Putnam Seabury Partners, L.P., 287 King Street, Chappaqua, NY 10514

DEIS Preparer and Project Engineer:

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, 120 Bedford Road, Armonk, NY 10504

Environmental Notice Bulletin:

NYS Department of Environmental Conservation, 625 Broadway, 4th Floor, Albany, NY 12233-1750

Exhibit A

#	Tax ID #	#	Tax ID #	#	Tax ID #
1	45.-1-4	53	45.-3-46	105	45.-3-98
2	45.-1-5.2	54	45.-3-47	106	45.-3-99
3	45.-1-5.3	55	45.-3-48	107	45.-3-100
4	45.-1-8.1	56	45.-3-49	108	45.-3-101
5	45.-1-8.2	57	45.-3-50	109	45.-3-102
6	45.-1-8.3	58	45.-3-51	110	45.-3-103
7	45.-1-12	59	45.-3-52	111	45.-3-104
8	45.-1-13	60	45.-3-53	112	45.-3-105
9	45.-3-1	61	45.-3-54	113	45.-3-106
10	45.-3-2	62	45.-3-55	114	45.-3-107
11	45.-3-3	63	45.-3-56	115	45.-3-108
12	45.-3-4	64	45.-3-57	116	45.-3-109
13	45.-3-5	65	45.-3-58	117	45.-3-110
14	45.-3-6	66	45.-3-59	118	45.-3-111
15	45.-3-7	67	45.-3-60	119	45.-3-112
16	45.-3-8	68	45.-3-61	120	45.-3-113
17	45.-3-9	69	45.-3-62	121	45.-3-114
18	45.-3-10	70	45.-3-63	122	45.-3-115
19	45.-3-11	71	45.-3-64	123	45.-3-116
20	45.-3-12	72	45.-3-65	124	45.-3-117
21	45.-3-13	73	45.-3-66	125	45.-3-118
22	45.-3-14	74	45.-3-67	126	45.-3-119
23	45.-3-15	75	45.-3-68	127	45.-3-120
24	45.-3-16	76	45.-3-69	128	45.-3-121
25	45.-3-17	77	45.-3-70	129	45.-3-122
26	45.-3-18	78	45.-3-71	130	45.-3-123
27	45.-3-19	79	45.-3-72	131	45.-3-124
28	45.-3-20	80	45.-3-73	132	45.-3-125
29	45.-3-21	81	45.-3-74	133	45.-3-126
30	45.-3-22	82	45.-3-75	134	45.-3-127
31	45.-3-23	83	45.-3-76	135	45.-3-128
32	45.-3-24	84	45.-3-77	136	45.-3-129
33	45.-3-25	85	45.-3-78	137	45.-3-130
34	45.-3-26	86	45.-3-79	138	45.-3-131
35	45.-3-27	87	45.-3-80	139	45.-3-132
36	45.-3-28	88	45.-3-81	140	45.-3-133
37	45.-3-29	89	45.-3-82	141	45.-3-134
38	45.-3-30	90	45.-3-83	142	45.-3-135
39	45.-3-32	91	45.-3-84	143	45.-3-136
40	45.-3-33	92	45.-3-85	144	45.-3-137
41	45.-3-34	93	45.-3-86	145	45.-3-138
42	45.-3-35	94	45.-3-87	146	45.-3-139
43	45.-3-36	95	45.-3-88	147	45.-3-140
44	45.-3-37	96	45.-3-89	148	45.-3-141
45	45.-3-38	97	45.-3-90	149	45.-3-142
46	45.-3-39	98	45.-3-91	150	45.-3-143
47	45.-3-40	99	45.-3-92	151	45.-3-144
48	45.-3-41	100	45.-3-93	152	45.-3-145
49	45.-3-42	101	45.-3-94	153	45.-3-146
50	45.-3-43	102	45.-3-95	154	45.-3-147
51	45.-3-44	103	45.-3-96	155	45.-3-148
52	45.-3-45	104	45.-3-97	156	45.-3-31

Notes:

(1) Tax Lot 45.-3-148 does not appear on the Town of Southeast Tax Map.

**PLANNING BOARD
TOWN OF SOUTHEAST, NEW YORK**

**RESOLUTION TO ISSUE A POSITIVE DECLARATION, NOTICE OF COMPLETION OF
DRAFT ENVIRONMENTAL IMPACT STATEMENT, AND SET A PUBLIC HEARING**

INTRODUCED BY: LaPerch DATE: June 14, 2018
SECONDED BY: Cyprus

WHEREAS, Putnam Seabury Partners, L.P (the “Applicant”) has petitioned the Town of Southeast, NY, for an amendment to the Zoning Ordinance and Map of the Town of Southeast, and is requesting a re-subdivision, Site Plan, Conditional Use Permit, and Wetland Permit approval for an approximately 1,125,000 square foot logistics center to be known as the Northeast Interstate Logistics Center on an approximately 328 acre site located at New York State (NYS) Route 312 and Pugsley Road (the “Project Site”);

WHEREAS, the Project Site, which is currently comprised of 156 tax parcels, is proposed to be re-subdivided into 5 tax parcels and a sixth lot is proposed to be created pursuant to a lot line adjustment, which application shall be heard simultaneously;

WHEREAS, the proposed Northeast Interstate Logistics Center would include four buildings ranging in size from 173,775 to 366,404 square feet;

WHEREAS, the proposed buildings would be located on Lots 1, 2, and 3; Lot 4 would remain vacant except for potable water wells; Lot 5 is proposed to be donated to Putnam County for new access to Tilly Foster Farm and potential related uses; and Lot 6 would be donated to the New York State Department of Transportation to accommodate traffic improvements that would be constructed as part of the Proposed Project;

WHEREAS, to facilitate the Proposed Project, the Applicant requests to rezone approximately 39 acres on the west side of Pugsley Road from Rural Commercial (RC) to Office Park 3 (OP-3), and the remaining parcels would retain their existing zoning designation.

WHEREAS, in addition, the Applicant proposes to add “logistics center” as a “conditional use permit” use in the OP-3 Zoning District, and is proposing criteria for the review of Logistics Center uses;

WHEREAS, the Applicant submitted a Full Environmental Assessment Form (EAF) with supplemental studies on November 6, 2017;

WHEREAS, the Planning Board determined that the Proposed Project is a Type 1 Action pursuant to the State Environmental Quality Review Act (SEQRA);

WHEREAS, the Planning Board at its November 27, 2017, meeting directed that a Notice of Intent to act as Lead Agency be circulated to Interested and Involved Agencies;

WHEREAS, the Applicant, pursuant to §§617.6(a)(4), 617.8(c) and 617.9 of the regulations implementing SEQRA, has prepared a Draft Environmental Impact Statement (DEIS) which was

submitted in sections to the Planning Board starting on or about April 4, 2018, and a full document was submitted to the Planning Board on May 11, 2018;

WHEREAS, the Planning Board received no objections to the Notice of Intent and declared itself Lead Agency on May 14, 2018;

WHEREAS, the Planning Board directed its consultants, AKRF, Inc., Nathan L. Jacobson and Associates, P.C., and Stephen W. Coleman Environmental Consulting to review the document prepared by the applicant and to advise the Planning Board on the sufficiency of the document for the purposes of commencing public review;

WHEREAS, AKRF, Inc. submitted memorandums to the Planning Board regarding the sufficiency of the document on May 4, 2018, May 16, 2018, and May, 24, 2018, which indicated that the document was not complete for the purposes of commencing public review and recommended revisions;

WHEREAS, the Applicant submitted a revised DEIS to the Planning Board on June 8, 2018 which responded to the comments from the Planning Board and its consultants;

WHEREAS, Stephen W. Coleman Environmental Consulting, AKRF, Inc., and Nathan L. Jacobson and Associates, P.C., submitted memorandums to the Planning Board dated June 11, 2018, June 12, 2018, and June 13, 2018, respectively, recommending that the document be considered complete under the applicable standards of the SEQRA regulations 6 NYCRR §617.9(a)(2) and 6 NYCRR §617.9(b) and subject to minor revisions recommended in the memorandums;

NOW THEREFORE BE IT RESOLVED, that after considering the Proposed Project; the Full EAF and DEIS prepared by the Applicant; and the criteria for determining significance in the SEQRA regulations (6 NYCRR §617.7(c)), the Town of Southeast Planning Board finds that the Proposed Project may have a significant impact on the environment based on the following:

1. The Proposed Project involves amendments to the Town of Southeast Zoning Map and Zoning Ordinance;
2. The Proposed Project has the potential to result in significant adverse impacts to community character;
3. Construction of the Proposed Project would require modification to two ridgelines located within the Ridgeline Protection Overlay District;
4. The Proposed Project would result in alteration of, increase or decrease in size of, or encroachment into the New York State Department of Environmental Conservation (NYSDEC) Wetlands LC-18 and LC-28 and their buffers, and 7.81 acres of disturbance to Town of Southeast regulated wetland and stream buffers.
5. The Proposed Project may impact species such as the Red Maple tree – hardwood swamp, the Northern Long-Eared Bat, and Bog Turtle, which are plant and animal species that have been identified as endangered or threatened.
6. The Proposed Project would result in the construction of 57.2 acres of impervious surface for roads, buildings, and other paved surfaces.
7. The Proposed Project may induce ±510 semi-trailer truck trips per day, which has the potential to result in significant impacts to the transportation system.

8. The Proposed Project is a substantial change in use from its present vacant use and is adjacent to an Agricultural District (PUTN001).
9. The Proposed Project is located in or adjacent to an area identified as potentially sensitive for archaeological resources on the New York State Historic Preservation Office archaeological site inventory.
10. Construction would contain more than one phase.
11. The Proposed Project may have a significant impact on energy consumption.
12. The Proposed Project would temporarily exceed existing ambient noise levels during construction.

BE IT FURTHER RESOLVED, that the Planning Board hereby issues a Positive Declaration under SEQRA for the Proposed Project;

BE IT FURTHER RESOLVED, that pursuant to §617.8(c), scoping was not conducted and the Applicant has submitted a DEIS to the Lead Agency;

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Southeast, as Lead Agency, has reviewed the applicable standards of 6 NYCRR §617.9(a)(2) and 6 NYCRR §617.9(b) to evaluate the adequacy of the DEIS for the purposes of commencing public review and hereby determines that the DEIS for the Northeast Interstate Logistics Center project is complete subject to the inclusion of the minor revisions recommended in the letters from its consultants referenced herein; and

BE IT FURTHER RESOLVED, that the Planning Board hereby sets a public hearing to receive public comment on the DEIS, subdivision, and wetland permit applications at 7:30 PM on Monday, July 9, 2018, at the Southeast Town Offices, 1360 Route 22, Brewster, NY, 10509, and written comments are requested and will be accepted by the Planning Board until the close of business on August 3, 2018, or 10 days following the close of the hearing if adjourned to a later date.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<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>
J. Gress, Boardmember	<u>yes</u>		

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


 T. LaPerch, Chairman
 Southeast Planning Board