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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**July 9, 2018**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**PUBLIC HEARINGS:**

- 1. INTERSTATE LOGISTICS, 51 Pugsley Road, Tax Map IDs (See Attachment - Exhibit A) –** Public Hearing to Receive Public Comment on the Draft Environmental Impact Statement (DEIS), Subdivision and Wetland Permit Applications.
- 2. 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

**REGULAR SESSION:**

- 1. LOT 7, WESTON CHASE, 19 Tillman Lane, Tax Map ID 78.-2-102 –** Review of an Application for a Wetland Permit
- 2. VERIZON, 171 Joe's Hill Road, Tax Map ID 68.-2-35.-2 –** Review of a Request for Exemption from Site Plan and Conditional Use Permit Review
- 3. INTERIOR ROCK, 3903 Danbury Road, Tax Map ID 69.13-1-21.2 –** Continued Review of Application for Site Plan, Conditional Use Permit & Wetland Permit
- 4. Approve Meeting Minutes from June 25, 2018**

**July 2, 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: July 9, 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 **NORTHEAST 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 applicants propose a lot-line adjustment to enable the dedication of +/- 0.77 acres of land to New York State Department of Transportation (NYSDOT) 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** the Planning Board scheduled a public hearing on the proposed subdivision for July 9, 2018; and

**WHEREAS**, the Planning Board declared its Intent to be Lead Agency for the project on June 14, 2018; 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>
D. Armstrong, Boardmember	<u>yes</u>	E. Cyprus, Boardmember	<u>yes</u>
M. Hecht, Boardmember	<u>yes</u>	E. Larca, Boardmember	<u>yes</u>
J. Gress, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board */oad*



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

July 10, 2018

Director  
Putnam County Division of Planning and Development  
2 Route 164  
Patterson, NY 12563

Re: Intersate Logistics Lot Line Adjustment  
GML § 239-n

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for a Lot Line Adjustment by Putnam Seabury Partners to enable the dedication of +/-0.77 acres of land to New York State Department of Transportation (NYSDOT) 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. The proposed project is located in the OP-3 and RC Zoning Districts located at 51 Pugsley Road, Putnam County, New York (Tax Map IDs 45.-1-4 and 45.-3-5.3).

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, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Dan Richmond, Zarin & Steinmetz

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

INTRODUCED BY: LaPerch                      DATE: July 9, 2018  
SECONDED BY: Armstrong

**WHEREAS**, an application is being made by **GHASSAN ATALLA** for a Wetland Permit to construct a single-family home and accessory pool, patio, driveway, and rain garden, where portions of the driveway, pool, patio, and proposed rain garden would be located in the Town of Southeast regulated wetland buffer. In addition, a portion of the driveway would be located in the NYSDEC wetland control area. No direct disturbance to Town of Southeast or NYSDEC regulated wetlands is proposed on a property located at 19 Tillman Lane, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 78.-2-102, and is located in the R-160 Zoning District; and

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

1. Memorandum to Chairman LaPerch from Bibbo Associates, LLC, dated 6/18/18
2. Short Environmental Assessment Form (EAF) dated 11/27/17
3. SP, Site Plan, prepared by Bibbo Associates, LLP, dated 6/18/18
4. WM, Wetland Mitigation Plan, prepared by Bibbo Associates, LLP, dated 6/18/18
5. D-1, Site Plan Details Erosion Control Details, prepared by Bibbo Associates, LLP, dated 6/18/18
6. SDS, Subsurface Sewage Disposal System Plan, prepared by Bibbo Associates, LLP, dated 6/23/18
7. SS-1, Subsurface Sewage Disposal System Plan, prepared by Bibbo Associates, LLP, dated 6/23/18

**NOW, THEREFORE BE IT RESOLVED**, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short EAF, and pursuant to §617.5(c)(7), finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<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>yes</u>	E. Larca, Boardmember	<u>yes</u>
J. Gress, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 7 to 0, with 0 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**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 9, 2018

SECONDED BY: *Cyprus*

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of a request for an exemption by NYSMSA d/b/a Verizon to replace six (6) of the nine (9) existing panel antennas on the existing antenna standoff mounts, or on a new mast mounting frame on existing standoff mounts, and to add three (3) RRH units to the existing standoff mounts behind the panel antennas, at a wireless telecommunications services facility located at 171 Joe's Hill Road, Tax Map No. 68.2-35, in the Town of Southeast; and

**WHEREAS**, the proposed replacement antennas and RRH units would not increase the height of the existing monopole, nor would it expand the existing equipment platform at the base of the monopole; 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:

<b>Drawing No. &amp; Title; submitted by</b>	<b>Original Date; Last Revised</b>
Letter to Chairman LaPerch from Michael Sheridan of Snyder & Snyder	Dated 6/21/18
Letter to Building Inspector Michael Levine from Structural Consulting Services, P.C.	Dated 6/7/18
C-1, Site Elevation and Antenna Orientation PlanNotes, prepared by Structural Consulting Services, P.C.	Dated 4/4/18; Last Revised 6/7/18
C-2, Site Plan, Compound Plan Project Information, Topographic Map, Antenna Elevations and Notes, prepared by Structural Consulting Services, P.C.	Dated 4/4/18; Last Revised 6/7/18

**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 all proposed improvements are would reduce the overall bulk of the tower, and are consistent with the existing Conditional Use Permit for the facility;

**NOW, THEREFORE be it RESOLVED**, the Planning Board is empowered under §138-54.1E(3) 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 addition involves the installation of antennas or other equipment clearly indicated as part of the original approval for the communication tower and facilities, including approved additional users and collocation of approved equipment and including approved accessory structures (§138-54.1E(3)(a));
2. The addition of the replacement antennas or other equipment shall not result in any increase in the total height of the structure, as originally approved, including the height

