
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

March 25, 2019

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1. BATISTA SOUTHEAST DUNKIN, 1617 Route 22, Tax Map ID 46.-1-21** – Public Hearing to Continue Review of Application for Site Plan Amendment
- 2. NYSEG DINGLE RIDGE SUBSTATION, 17 Branch Road, Tax Map ID 68.-2-8** – Public Hearing to Review an Application for Site Plan Amendment and Wetland Permit

REGULAR SESSION:

- 1. DURKIN WATER COMPANY & DREW REALTY, 120 Fields Lane & 160 Fields Lane, Tax Map IDs 78.-2-6 & 78.-2-5** – Review of Application for Site Plan Amendment and Wetland Permit
- 2. PALMER SITE PLAN, 2334 Route 22, Tax Map ID 56.-1-10** – Continued Review of Sketch Plan Application for Site Plan Amendment
- 3. LAS MANANITAS, 1250 Route 22, Tax Map ID 57.-2-40** – Continued Review of Application for Site Plan Amendment
- 4. NYSEG PARKING AREA, 35 Milan Road, Tax Map ID 45.-1-23** – Review of Application for Site Plan Amendment
- 5. Approve Meeting Minutes from March 11, 2019**

**March 15, 2019/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#>

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

INTRODUCED BY: LaPerch

DATE: March 25, 2019

SECONDED BY: Armstrong

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a site plan amendment and wetland permit, and other supporting documents for a project entitled **NYSEG DINGLE RIDGE SUBSTATION**; and

WHEREAS, the proposed project is located at 17 Branch Road in the SR-6 Zoning District in the Town of Southeast and identified as Tax Map ID 68.-2-8; and

WHEREAS, the applicant proposes to expand the existing NYSEG substation and improvements include new fencing, a new 1,692 sq. ft. pre-fabricated control building, changes to the existing driveways, installation of a retaining wall and grading. The proposed project requires site plan amendment and wetland permit from the Planning Board and area variances for lot coverage and open space; and

WHEREAS the Planning Board scheduled a public hearing on the proposed site plan/wetland permit for 3/25/19; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 1/14/19; 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

yes
yes
yes
yes

D. Rush, Vice Chairman

absent
yes
yes

D. Armstrong, Boardmember

E. Cyprus, Boardmember

M. Hecht, Boardmember

J. Gress, Boardmember

J. King, Boardmember

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board pad

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

Date: March 25, 2019

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: NYSEG DINGLE RIDGE SUBSTATION

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Applicant proposes to expand existing NYSEG substation and improvements include new fencing, a new 1,692 sq. ft. pre-fabricated control building, changes to the existing driveways, installation of a retaining wall, and grading. The proposed project requires site plan amendment and wetland permit from the Planning Board and area variances for lot coverage and open space.

Location:

17 Branch Road, Tax Map ID 68.-2-8

Reasons Supporting This Determination:

The following materials have been reviewed:

- Statement of Use, prepared by LaBella Associates, dated 10/10/18
- Short Environmental Assessment Form, prepared by LaBella Associates, dated 10/10/18
- C-001, Location Plan, prepared by Avangrid Engineering, dated October 2018
- C-101, Existing Conditions & Demolition & Temporary Plan, prepared by Avangrid Engineering, dated October 2018
- C-201, Site & Utility Plan, prepared by Avangrid Engineering, dated October 2018
- C-202, Site & Utility Plan, Drainage, Trench & Conduit Plan, prepared by Avangrid Engineering, dated October 2018
- C-301, Grading Plan, prepared by Avangrid Engineering, dated October 2018
- C-302, Grading Plan Profiles & Sections, prepared by Avangrid Engineering, dated October 2018
- C-303, Grading Plan Retaining Wall, prepared by Avangrid Engineering, dated October 2018

- C-401, Control House Equipment Layout Plan, prepared by Avangrid Engineering, dated October 2018
- C-402, Control House Equipment Section & Elevation View, prepared by Avangrid Engineering, dated October 2018
- C-403, Control House Equipment Section & Elevation View, 3 of 3, prepared by Avangrid Engineering, dated October 2018
- C-501, Fence Details, prepared by Avangrid Engineering, dated October 2018
- C-502, Grading Details, prepared by Avangrid Engineering, dated October 2018
- C-503, Drainage Details, prepared by Avangrid Engineering, dated October 2018
- L-101, Lighting Plan, prepared by Avangrid Engineering, dated October 2018
- Memorandum from NYS Department of Environmental Conservation, dated 2/21/19
- Memorandum from NYC Department of Environmental Protection, dated 2/11/19

WHEREAS, on 1/14/19, 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 3/25/19, at which time members of the public were given the opportunity to comment on the proposed project; and

WHEREAS, the Planning Board has reviewed the short Environmental Assessment Form (EAF) and has thoroughly analyzed the information concerning relevant areas of environmental concern both submitted by the applicant and gather by the Planning Board through its consultants and the public; and

WHEREAS, in addition to the factors considered above, the Planning Board considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

- (i) Not result in "a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;" (§617.7(c)(1)(i))
- (ii) Not result in "the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;" (§617.7(c)(1)(iii))
- (iii) Not result in "the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;" (§617.7(c)(1)(iii))
- (iv) Not result in "the creation of a material conflict with a community's current plans or goals as officially approved or adopted;" (§617.7(c)(1)(iv))
- (v) Not result in "the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;" (§617.7(c)(1)(v))

- (vi) Not result in "a major change in the use of either the quantity or type of energy;" (§617.7(c)(1)(vi))
- (vii) Not result in "the creation of a hazard to human health;" (§617.7(c)(1)(vii))
- (viii) Not result in "a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;" (§617.7(c)(1)(viii))
- (ix) Not result in "the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;" (§617.7(c)(1)(ix))
- (x) Not result in "the creation of a material demand for other actions that would result in one of the above consequences;" (§617.7(c)(1)(x))
- (xi) Not result in "changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Southeast, acting as Lead Agency, and having reviewed the EAF and all supplementary information, has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

For Further Information:

Contact Person: Victoria Desidero
 Address: Town of Southeast Planning Department
 One Main Street
 Brewster, NY 10509
 Telephone Number: (845) 279-7736 **A Copy of this Notice has been filed with:**

INVOLVED/INTERESTED AGENCY	
SEQR Unit New York State Department of Transportation Traffic Engineering & Safety Division 4 Burnett Blvd. Poughkeepsie, NY 12603	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	Zoning Board of Appeals 1 Main Street Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Architectural Review Board 1 Main Street Brewster, NY 10509
New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	Building Inspector 1 Main Street Brewster, NY 10509
Putnam County Highways & Facilities 842 Fair Street Carmel New York 10512	Highway Superintendent 10 Palmer Road Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 2 Route 164 Patterson, New York 12563	

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

absent

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

J. Gress, Boardmember

yes

J. King, Boardmember

yes

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

March 26, 2019

TO: Architectural Review Board

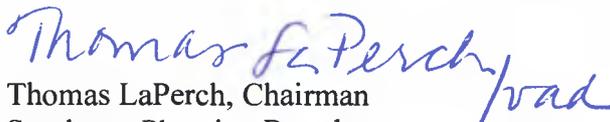
FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: NYSEG Dingle Ridge Substation
17 Branch Road
Tax Map ID 68.-2-8

At the regular meeting of the Southeast Planning Board on 3/25/19, 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 3/25/19. 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
LaBella Associates

Town of Southeast

Planning Board
One Main Street
Brewster, NY 10509

March 26, 2019

Zoning Board of Appeals
1 Main Street
Brewster, NY 10509

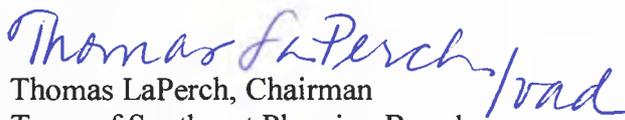
RE: NYSEG Dingle Ridge Substation, 17 Branch Road, TAX ID 68.-2-8

Dear Boardmembers:

At the 3/25/19 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 variances:

1. Lot Coverage: 51% provided when maximum 45% permitted;
2. Open Space: 49% provided when minimum 55% required;
3. Height variance of 6 ft. for fence in front yard where 9 ft. is proposed and 3 ft. is permitted;
4. Height variance of 3 ft. for fence in the south side yard where 9 ft. is proposed and 6 ft. is permitted.

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
LaBella Associates
Planning Board File
Zoning Board of Appeals File

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

INTRODUCED BY: *LaPerch*

DATE: March 25, 2019

SECONDED BY: *Cyprus*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for site plan and wetland permit, and other supporting documents for a project entitled **DURKIN WATER COMPANY & DREW REALTY**; and

WHEREAS, the proposed project is located at 120 & 160 Fields Lane in the OP-1 Zoning District in the Town of Southeast and identified as Tax Map IDs 78.-2-6 & 78.-2-5; and

WHEREAS, Durkin Water at 120 Fields Lane is proposing to lease the upper level of the recently constructed barn addition to an electrical company (general business use), and corresponding minor site plan amendments including modification to the previously approved wetland mitigation plantings, installation of additional outside storage, and re-striping of a portion of the existing parking area. In addition, the adjacent Drew Realty property at 160 Fields Lane is seeking to legitimize the recently constructed outside storage area. The Drew Realty property has frontage on Fields Lane, however access to this property is currently gained through the Durkin Water property. Existing tenants share an existing but unapproved outside storage area that straddles the property line; 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><i>yes</i></u>	D. Rush, Vice Chairman	<u><i>absent</i></u>
D. Armstrong, Boardmember	<u><i>yes</i></u>	E. Cyprus, Boardmember	<u><i>yes</i></u>
M. Hecht, Boardmember	<u><i>yes</i></u>	J. Gress, Boardmember	<u><i>yes</i></u>
J. King, Boardmember	<u><i>yes</i></u>		

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

INTRODUCED BY: LaPerch

DATE: March 25, 2019

SECONDED BY: Armstrong

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a site plan amendment, and other supporting documents for a project entitled **LAS MANANITAS**; and

WHEREAS, the proposed project is located at 1250 Route 22 in the OP-1 Zoning District in the Town of Southeast and identified as Tax Map ID 57.-2-40; and

WHEREAS, the applicant installed asphalt paving in an area approved by the Planning Board as gravel and is seeking approval for the expansion and paving of the existing parking area, new 1,000 sq. ft. shed, proposed decks (one on the restaurant and one on the house), paved drop off area, driveway improvements, and erosion and sediment control measures.; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 9/28/18; 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 yes
D. Armstrong, Boardmember yes
M. Hecht, Boardmember yes
J. King, Boardmember yes

D. Rush, Vice Chairman absent
E. Cyprus, Boardmember yes
J. Gress, Boardmember yes

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

March 26, 2019

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

Re: Las Mananitas
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for site plan amendment by Las Mananitas because the applicant installed asphalt paving in an area approved by the Planning Board as gravel and is seeking approval for the expansion and paving of the existing parking area; a new 1,000 sq. ft. shed; proposed decks (one on the restaurant and one on the house); paved drop off area; driveway improvements; and erosion and sediment control measures. The proposed project is located in the OP-1 Zoning District on an approximately ±2.4-acre parcel located at 1250 Route 22, Putnam County, New York (Tax Map ID 57.-2-40).

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 /vad
Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
JR Folchetti & Associates

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
CLASSIFY AS TYPE II ACTION
AND TOWN OF SOUTHEAST MINOR PROJECT**

INTRODUCED BY:

LaPerch

DATE: March 25, 2019

SECONDED BY:

Cyprus

WHEREAS, an application is being made by NYSEG for a Minor Site Plan Amendment to reconstruct four contiguous parking lots, and the removal and restoration of an existing parking area including the replacement of existing curbs, concrete sidewalks, and asphalt paving; upgrading handicapped parking and ADA ramps; and minor landscaping improvements at the main entrance at 35 Milan Road, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 45.-1-23, and is located in the OP-1 Zoning District; and

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

1. Short Environmental Assessment Form (EAF) dated 3/5/19
2. Addendum #1: NYSEG Brewster Service Center Repaving Construction, prepared by DELTA Engineers, Architects & Land Surveyors, dated 2/25/19
3. L-005, Site Details, Addendum 1, prepared by DELTA Engineers, Architects & Land Surveyors, dated 2/26/19
4. Project Description, prepared by DELTA Engineers, Architects & Land Surveyors, dated 3/6/19
5. L-001, Existing Conditions, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18
6. L-002, Demolition & E&SC Plan, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18
7. L-003, Erosion & Sediment Control Details, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18
8. L-004, Layout & Grading Plan, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18
9. L-005, Site Details, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18
10. L-006, Striping & Amenities Plan, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18
11. L-007, Planting Plan, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18
12. L-008, Specifications, prepared by DELTA Engineers, Architects & Land Surveyors, dated 10/31/18

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; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Town of Southeast Planning Board, finds the Proposed Action to be a Town of Southeast Minor Project as defined in Town Code Section 138-4, Definitions.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman yes
D. Armstrong, Boardmember yes
M. Hecht, Boardmember yes
J. King, Boardmember yes

D. Rush, Vice Chairman absent
E. Cyprus, Boardmember yes
J. Gress, Boardmember yes

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

March 26, 2019

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

Re: NYSEG Parking Area
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for site plan amendment by NYSEG for the reconstruction of four contiguous parking lots, and the removal and restoration of an existing parking area, including the replacement of existing curbs, concrete sidewalks, and asphalt paving; upgrading handicapped parking and ADA ramps; and minor landscaping improvements at the main entrance. The proposed project is located in the OP-1 Zoning District on an approximately ±16.85-acre parcel located at 35 Milan Road, Putnam County, New York (Tax Map ID 45.-1-23).

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 /vad

Attachment

cc: Town Attorney
Town Clerk
DELTA Engineers