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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**June 6, 2016**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**EXECUTIVE SESSION:**

1. **Litigation**

**PUBLIC HEARINGS:**

2. **SANTUCCI, 5 Shady Lane** – A Public Hearing to Review an Application for a Special Permit for Grading & Excavation was publicly noticed but **the applicant has withdrawn his application to the Planning Board** so the Public Hearing is cancelled

**REGULAR SESSION:**

1. **GLICKENHAUS PRIVATE ACADEMY, 150 Deans Corner Road** – Continued Review of Application for Site Plan and Wetland Permit
2. **FARM TO MARKET ROAD SUBDIVISION, Farm to Market Road** – Review of Request for Performance Bond Recommendation
3. **HIGH MEADOW FARM, Welfare Road** – Review of Request for Release of Performance Bond
4. **SOUTHEAST PARKING, Independent Way** – Review of Request for Extension of Site Plan Approval
5. **Approve Meeting Minutes from May 23, 2016**

**June 3, 2016**

**VAD**

**Agenda Subject to Change**

# TOWN OF SOUTHEAST

# APPLICATION SUMMARY SHEET

**Proj. Name:** Glickenhau Private Academy      **S/B/L:** 78.-2-25      **Zone:** OP-1

**Description:** Private soccer academy comprising a 40,500 sf building with a half court field and facilities, a 94, 500 sf synthetic turf field, an 86,400 sf grass field, and associated parking. A separate office building (formerly proposed restaurant) and associated parking is also proposed on the site. The project site is a 31.5 acre lot in the OP-1 Zoning District with access from Deans Corners Road. Application requires TOSE wetland and ACOE wetland permits for disturbance to wetlands, wetland buffer, and tributary to Holly Stream. NYSDEC wetland permit may also be required.

**Engineer:** Kellard Sessions

**SEQR ACTIONS COMPLETED:**

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

**TYPE OF ACTION: Type 1 Action**

- Date:
- Date:
- Date:
- Date(s):

**MAJOR/MINOR PROJECT: Major Project**

Date Classified:      Waiver of Public Hearing (Minor Project Only)?  Y  N

**LOCAL AND AGENCY REVIEW REQUIRED?**

**REFERRAL DATE STATUS/DATE OF LETTER**

- |                                     |                                     |                                  |
|-------------------------------------|-------------------------------------|----------------------------------|
| <b>Yes</b>                          | <b>No</b>                           |                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Town Board (ARB Sign off)        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Town of Southeast ARB            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Wetland Permit (Major)           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Historic Sites Commission        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Town Highway Department          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | MS4 Permit                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | County Planning Department (GML) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | County Highway Department        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | County Health Department         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | NYSDEC                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | NYCDEP                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | NYSDOT                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | OPRHP                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Army Corps of Engineers          |

**VARIANCES OR BOARD WAIVER (IF APPLICABLE)  Y  N**

Variance or Waiver Request:  
Date Granted or Denied, and any conditions:

**PLANNING BOARD ACTIONS:**

Date	Discussion/Decisions/Resolutions
1/13/14	Sketch Review
5/11/15	Declare Intent to be Lead Agency for Type I & Coordinated Action; Classify as Town of Southeast "Major Project" and Set Public Hearing
6/8/15	Open PH & continue PH
7/13/15	PH continued to 8/24/15 ( <i>NOTE: 8/24/15 meeting later cancelled</i> )
9/28/15	PH Continued to 10/26/15
10/26/15	PH Continued
11/9/15	PH Continued to 1/11/16 per Applicant's request
2/22/16	Opened & continued PH to 3/7/16
3/7/16	Opened PH & continued PH to 4/25/16
4/25/16	Opened PH & continued PH to 5/23/16
5/23/16	Opened & Closed PH
6/6/16	

**RECOMMENDED ACTION FOR MEETING:**

- 1) Consider Negative Declaration
- 2) Refer to ARB

**TOWN OF SOUTHEAST PLANNING BOARD  
RESOLUTION TO  
DECLARE LEAD AGENCY AND TO ADOPT A  
NEGATIVE DECLARATION FOR GLICKENHAUS PRIVATE ACADEMY**

INTRODUCED BY: LaPerch

DATE: June 6, 2016

SECONDED BY: Armstrong

**WHEREAS**, at the May 11, 2015 meeting of the Planning Board of the Town of Southeast, the Planning Board declared its Intent to be Lead Agency, pursuant to the New York State Environmental Quality Review Act (SEQRA) for the proposed project entitled **GLICKENHAUS PRIVATE ACADEMY** located at 291 Deans Corner Road and identified as Tax Map ID 78.-2-25;

**WHEREAS**, the proposed project has been classified as a Type I Action under SEQRA pursuant to 614.4(b)(6);

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Board hereby declares itself Lead Agency for the Proposed Project known as Glickenhaus Private Academy;

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Board, having reviewed the Full Environmental Assessment Form and supplemental studies hereby adopts the attached Negative Declaration pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, for the reasons contained therein.

**UPON ROLL CALL VOTE:**

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

State Environmental Quality Review  
 Determination of Significance

**NEGATIVE DECLARATION**

Date: June 6, 2016

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:** Glickenhau Private Academy

**SEQR Status:** Type 1   
 Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

The Proposed Project would be located on a 31.5 acre site at 291 Deans Corner Road in the OP-1 Commercial Zoning District, in the Town of Southeast. The applicant proposes to construct a private soccer training facility and office building with associated parking.

The soccer academy would be used by the private soccer club and not open to the public. There would be two outdoor fields, one of which would be grass (86,400 sf) and the other artificial turf (94,500 sf). The academy building, which would have a 40,500 sf footprint, would contain a half-court field, locker rooms, kitchen, and offices. A drop-off location would be located at the front of the academy building and there would be parking for 65 cars. The associated office building would be 2-stories, 8,000 sf, and have 34 parking spaces. It is proposed to serve the administration of the soccer academy. Driveways, stormwater management facilities, and an extension of the sewer/water facilities from the Fortune Ridge subdivision are also proposed.

\*Office is a permitted principal use and "Recreation" is a conditional use in the OP-1 Zoning District. The Proposed Project will require site plan, conditional use permit, and wetland permit approval from the Town of Southeast Planning Board.

There are two un-named NYSDEC classified "C" watercourses that traverse the northern edge of the property, as well as a Town of Southeast regulated wetland, and an Army Corps of Engineers (ACOE) wetland. The existing watercourses are impounded by an existing dam on the western side of the property to create a pond. The proposed driveway will be constructed within the 100' NYCDEP wetland/watercourse buffer, and will include two stream crossings. In addition to the Town of Southeast wetland permit, an ACOE permit, and a NYSDEC wetland permit will also be required.

**Location:** 291 Deans Corner Road, Town of Southeast, Putnam County, NY

**Reasons Supporting This Determination:**

The following materials have been reviewed:

- Environmental Assessment Form, dated February 1, 2016.
- Site Plan Set (16 Sheets), prepared by Kellard Sessions Consulting, P.C., dated April 20, 2015 and last revised May 31, 2016.

- Preliminary Stormwater Pollution Prevention Plan Report for Glickenhause Private Academy, prepared by Kellard Sessions Consulting, P.C., dated April 2015, and last revised February 2016.
- Traffic Impact Study, prepared by Adler Consulting, dated July 29, 2014 and last revised May 6, 2016.
- Glickenhause Private Academy Wetland Delineation Report, prepared by B. Laing Associates, dated April 2016.
- Letter from B. Laing Associates, Re: Glickenhause Private Academy, Deans Corners Road, Southeast, NY, Wetland Crossing and Related Issues, dated April 11, 2016.
- Bat Acoustic Survey Report, prepared by Bat Conservation and Management, dated July 19 to 22, 2015.
- Threatened and Endangered Species Report, prepared by B. Laing Associates, dated February 4, 2016.
- Glickenhause Private Academy Water and Sewer Extension Engineering Report, prepared by Delaware Engineering, D.P.C, dated February 8, 2016.
- Soccer Field Sports Lighting, prepared by Techline Sports Lighting

In addition, the Planning Board held public hearings on the proposed project on June 8, 2015, July 13, 2015, September 28, 2015, October 26, 2015, November 9, 2015, February 22, 2016, March 7, 2016, April 25, 2016, and May 23, 2016, at which time members of the public were invited to speak and were heard.

A traffic study has been prepared and has been reviewed by the Planning Board and its consultants. While the proposed project would generate vehicle traffic above current conditions, the projected traffic from the proposed project would not meet the necessary Warrants to justify the preparation of a detailed traffic engineering/signal warrant study at this time. Therefore, as part of the proposed project, the Town will collect and hold \$10,000 from the Applicant to conduct a detailed traffic engineering/signal warrant study within 1 year of the opening and occupancy of the project to confirm whether actual traffic volumes are substantially different from projected volumes and whether additional study would be required at that time to evaluate the need for a traffic signal.

To avoid potential impacts to the Federally listed endangered Indiana bat (*Myotis sodalis*) and the Federally listed threatened northern long-eared bat (*Myotis septentrionalis*), the clearing of trees shall occur only between November 1st and March 31st. Orange construction fencing or flagging shall be used to separate areas to be graded from areas to be left undisturbed. Artificial dyes, coloring, insecticide, or algacide shall not be used on the ground for long-term maintenance of the site.

The proposed lighting plan has been reviewed for the potential to create an ocular hazard on the adjacent I-684. Due to the intervening topography, elevation, vegetative cover, and orientation of the proposed LED sports lighting, an ocular hazard is not anticipated.

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))

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:**

- Environmental Notice Bulletin
- Architecture Review Board, Town of Southeast
- Town Board, Town of Southeast
- Putnam County Health Department
- Putnam County Division of Planning and Economic Development
- Putnam County Highway Department
- New York City Department of Environmental Protection
- New York State Department of Transportation
- New York State Office of Parks, Recreation, and Historic Preservation
- Commissioner, New York State Department of Environmental Conservation
- Regional Director, New York State Department of Environmental Conservation, Region 3

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

June 7, 2016

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Glickenhau Private Academy  
150 Deans Corner Road  
Tax Map ID 78.-2-25

At the regular meeting of the Southeast Planning Board on 6/6/16, 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 6/6/16. 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  
Kellard Sessions  
Richard O'Rourke, Keane & Beane



**Environmental and Planning Consultants**

34 South Broadway  
Suite 401  
White Plains, NY 10601  
tel: 914 949-7336  
fax: 914 949-7559  
[www.akrf.com](http://www.akrf.com)

## Memorandum

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**To:** Town of Southeast Planning Board  
**From:** Alex Auld, Anthony Russo, and Ashley Ley  
**Date:** June 3, 2016  
**Re:** Glickenhau Private Academy  
**cc:** Rick O'Rourke, Brian Hildenbrand

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AKRF has reviewed the following documents and plans for the above referenced project:

- Letter from Adler Consulting, dated 5/23/16 and attachments
- E-mail from Brian Hildenbrand, P.E., dated 6/1/16 and attachments

Comments from AKRF's previous memorandums that had not been noted as addressed in AKRF's previous memo and the current status are provided below. Previous comments from May 6, 2015 are shown in *italics*, follow up comments from May 18, 2016 are shown in underlined italics, and current status/comments are shown in **bold**.

### TRAFFIC COMMENTS

1. *Automatic Traffic Recorder (ATR) volume counts should be conducted along Deans Corner Road to verify the peak hours utilized in the Traffic Impact Study (TIS). It was stated in the TIS that ATR counts were conducted along Deans Corner Road, however, the count data should be included as part of the TIS Appendix for verification. Comment partially addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

2. *The technical appendix referenced in the TIS should be provided and include the following:*
  - *Detailed No Build project trip generation calculations/data presented in tabular format with citations of the data sources. No trip generation calculations or data has been included in the technical appendix. Comment not addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

- *The manual traffic turning movement counts referenced in the TIS should be included in the Appendix. No manual turning movement count data has been included in the technical appendix. Comment not addressed. Requires further response.*

**This comment has been satisfactorily addressed.**



3. *The TIS mentions that a 2 percent annual growth factor was used to develop the 2016 Horizon traffic volumes. The source of this 2 percent factor should be cited in the TIS. Specific source of the 2 percent annual growth factor is not cited in the TIS. Comment not addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

4. *The TIS mentions that during the summer months there would be camps utilizing the academy from 9:00 AM to 4:00 PM. No trip generation calculations or analyses were provided for the camp activity. At a minimum, trip generation calculations should be provided and an AM peak hour analysis should be considered to assess traffic conditions with the summer camps in session. Trip generation calculations and analyses were provided for the camp activity, as well as an AM peak hour analysis. However, in order to further verify the trip generation calculations, the assumed car pool rate utilized for the players should be provided along with the citing the source of the assumed car pool rate. Comment partially addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

5. *Table 2 of the TIS, "Project-Generated Traffic Volumes" should be modified to include the following:*
- *A citation of the trip generation data sources for each of the project components (soccer players, coaches, restaurant). Although cited in text, the trip generation data sources for each of the project components are not included as part of Table 2. Comment not addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

6. *The TIS does not provide a discussion of on-site parking. The discussion should verify that the proposed parking plan meets Town Code, ITE parking requirements, and complies with American with Disabilities Act (ADA) parking requirements. Anticipated parking utilization on-site should also be assessed. As there are groups of children under ten years old utilizing the facility, the possibility exists that parents would stay with their younger children during the sessions. Would the parking supply be able to accommodate parents who choose to stay on site? On-site parking discussion included. However, the Town Code parking requirement was only discussed of the Office component and not the soccer academy component. There was no reference made to ITE parking requirements. No discussion was provided compliance with ADA parking requirements. No discussion was provided which addresses the ages of the children and any effect, if any, that would have on the possibility of parents staying on-site with younger children. In addition, although the TIS states that a surplus of parking supply is expected, a discussion should be included which specifically addresses the parking supply that would be available for parents who choose to stay on site. Comment partially addressed. Requires further response.*

**An additional 15 overflow parking spaces were added to the site plan. However, we recommend that the Planning Board require a post-construction monitoring plan for the parking. Based on the information provided in the traffic impact study, at 5 pm there could be 120 players plus coaches (up to 20) on the site. We still have concerns as to whether this can be accommodated with 48 paved, 2 handicapped, and 15 overflow parking spaces (total 65). We suggest a parking management plan that requires the coaches to park at the office building, and to provide a sidewalk that would connect the office to the field building. We also recommend that a sidewalk be provided between the overflow parking area and the main parking area.**

7. *Estimated future vehicle queues, both on-site and at the site driveway along Deans Corner Road should be discussed. No queue discussions included in the TIS. Comment not addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

8. *Sight distance conditions should be assessed at the Project Site Driveway/Deans Corner Road intersection, and at key locations along the Project Site Driveway (including its intersection with the Soccer Academy roadway), particularly due to the steep grade that would exist along the driveway. Site distance conditions were assessed at the Project Site Driveway but not for key internal locations along the Project Site Driveway. The AASHTO data used for the site distance analysis (i.e., calculations, tables) should be provided in the Appendix. Comment partially addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

9. *Major future area roadway improvements which would occur prior to the Build year of 2016 should be described in the TIS and incorporated into the analysis where applicable. If no major roadway improvement projects in the area were identified, this should be clearly stated in the TIS. Comment not addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

10. *A minimum of 3 years of accident data records from NYSDOT should be obtained for the study area intersections and inclusive roadway segments and summarized in the TIS to assess accident and safety conditions in the area. 3 years of accident data from the Putnam County Sheriff's office was summarized in the TIS. Accident data should be obtained from NYSDOT and summarized to ensure that all accident records have been captured. Comment partially addressed. Requires further response.*

**Per our meeting with Adler 5/24/16, we understand that this information is being requested via FOIA from the NYSDOT. As such, this comment has been satisfactorily addressed.**

11. *The TIS should include a discussion on internal vehicular and pedestrian circulation on site. No discussion on internal vehicular and pedestrian circulation on site has been included in the TIS. Comment not addressed. Requires further response.*

**This comment has been satisfactorily addressed.**

12. *Synchro Analysis Results*

*During the AM peak hour the westbound approach at the US Route 202/NY Route 22 and Deans Corner Road intersection operates at LOS D, with a delay of 34.6 seconds. This delay is less than 1 second from operating at LOS E (delay greater than 35 seconds) and can be considered as operating at borderline LOS E. The TIS should identify this location as being recommended for post-construction monitoring for a potential traffic signal.*

**AKRF recommends that the Planning Board require post-construction monitoring for a potential traffic signal.**

13. *Trip Generation*

*The TIS should specify the location(s) and provide descriptions of the sites on which the soccer academy trip generation numbers are based on.*

*It is recommended that the TIS separate out the Summer trip generation numbers for the soccer academy in Table 3 into a separate table or section of the table so that it is clear what the trip generation numbers are for the fall and spring versus the summer. While it is clear in the TIS that the summer months are analyzed exclusively for the AM peak hour, the results of the PM and weekend analysis for the summer months should be clearly presented in the TIS as the PM and weekend analysis results do not specify which season they apply to.*

**This comment has been satisfactorily addressed.**

14. *Vehicle Speeds/Traffic Calming*

*The TIS states that the 85th percentile speed on Deans Corner Road is 57 mph and 54 mph in the westbound and eastbound directions, respectively. Potential traffic calming measures for Deans Corner Road should be considered and presented in the TIS.*

**This comment has been satisfactorily addressed.**

15. Sight Distance/Vegetation Clearing

*The TIS should identify if the vegetation discussed as part of the sight distance discussion is within the property boundary only or extends onto other properties. In addition, the TIS should identify who would be responsible the vegetation trimming and on-going maintenance to ensure adequate sight distance at the project site driveway.*

**This comment has been satisfactorily addressed.**

16. Site Plan

*A site plan should be provided which shows on-site vehicle circulation, particularly for trucks and/or emergency vehicles.*

**Partial turning diagrams were provided in the e-mail from Brian Hildenbrand on 6/1/16. In an e-mail back to Brian on 6/1/16, AKRF requested turning diagrams for the full site. In particular, we are concerned about the internal driveway intersection and main entrance. Also, the legend should include the vehicle type and dimensions.**

17. Appendix

*The following items should be added for inclusion in the TIS Appendix*

- TMC Count Data
- ATR Count Data
- Accident Data Records
- Trip Generation backup (source of trip generation rates – e.g. surveys, comparable facility data, ITE data)
- Parking Generation/Requirement backup (e.g., Town Code rates, survey data, etc.)
- AASHTO Sight Distance Equations/Tables.

**This comment has been satisfactorily addressed.**

## NEW COMMENTS

1. As noted above, a small overflow parking area was added to the plans. We suggest considering making this a small pull in parking area so people using these spaces will not back up into the main driveway. In particular, we noted that the westernmost parking space may interfere with people turning into the parking area.
2. At the May 24, 2016 Planning Board meeting we had discussed hardening the shoulders. If this is still being proposed, the applicant should add it to the plans.
3. In an e-mail from Mike Sassi, NYSDOT Regional Highway Work Permit Coordinator, on May 27, 2016, he noted that the applicant's qualified lighting consultant and traffic engineer should study the proposed installation and determine if there would be an ocular hazard or other impact to the state highway system. This e-mail was forwarded to the Applicant on May 27, 2016, and a study has not yet been received. However, based on the distance, intervening topography, and existing tree cover,

if a hazard is found, it is anticipated that this concern can be addressed through minor modifications to the lighting plan.

**RECOMMENDED ACTIONS**

Notwithstanding the minor site plan modifications identified above, AKRF recommends that the Planning Board consider a Negative Declaration at the June 6, 2016, Planning Board meeting, and to refer the application to the ARB.

**TOWN OF SOUTHEAST**

**APPLICATION SUMMARY SHEET**

**Proj. Name:** Farm to Market Subdivision      **S/B/L:** 45.-2-21 and 22      **Zone:** R-160  
**Description:** Proposed 11 lot subdivision (10 building lots, one common lot).  
**Engineer:** Peder Scott

**SEQR ACTIONS COMPLETED:**

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

**TYPE OF ACTION: Unlisted**

Date:  
Date:  
Date:  
Date(s):

**MAJOR/MINOR PROJECT: Major Subdivision**

Date Classified:                      Waiver of Public Hearing (Minor Project Only)?  Y  N

**LOCAL AND AGENCY REVIEW  
REQUIRED?**

**REFERRAL DATE**

**STATUS/DATE OF LETTER**

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers
- NY State Historic Preservation Office

**VARIANCES OR BOARD WAIVER (IF APPLICABLE)  Y  N**

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

**PLANNING BOARD ACTIONS:**

Date	Discussion/Decisions/Resolutions
3/10/14	Sketch Plan Review; Discuss Town Consultant Comments
9/8/14	Discussion
11/24/14	Declared Intent to be Lead Agency (Unlisted, Coordinated); Set PH
1/12/15	Declared Lead Agency; opened & continued PH
2/23/15	Continued PH
3/23/15	Opened & continued PH
5/11/15	Open and continued PH to June 8, 2015
6/8/15	Closed PH
7/27/15	Negative Declaration, Preliminary Plat Approval, & Referral to Town Board (280-a)
2/8/16	Extension of Preliminary Plat approval
5/9/16	Final Conditional Subdivision Approval
6/6/16	

**RECOMMENDED ACTION FOR MEETING:**

- 1) Consider recommendation on Performance Bond

**Town of Southeast**

**Planning Board**  
One Main Street  
Brewster, NY 10509

June 7, 2016

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

**RE: FARM TO MARKET ROAD SUBDIVISION, 83 & 85 Farm to Market Road,  
TAX MAP IDs 45.-2-21 and 45.-2-22**

Dear Boardmembers:

At the 6/6/16 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 all common improvements.

<b>PROJECT</b>	<b>BOND AMOUNT</b>
<b>FARM TO MARKET ROAD SUBDIVISION</b>	<b>\$ 414,000.00</b>
Site Improvements	\$374,000
Soil Erosion & Sediment Control	\$40,000

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$414,000.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$20,700.00, must be remitted to the Planning Board Secretary prior to submitting the Final Subdivision Plat for signature.

Additionally, Recreation Fees in the amount of \$7,500.00 per new lot (OR \$60,000.00 for eight (8) new lots) must be remitted to the Planning Board Secretary before the Planning Board Chairman can sign the Final Subdivision Plat.

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  
PW Scott Engineering & Architecture, PC  
Planning Board File



Jacobson

May 9, 2016  
REVISED

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

Re: Farm to Market Subdivision  
Farm to Market Road  
Town of Southeast, New York  
Bond Estimate  
NLJA #0001-0958

Dear Mr. LaPerch:

The attached Opinion of Probable Construction Costs is a revision to the previous May 5, 2016 bond estimate. The current estimate includes only common drainage improvements and does not include items for work associated with the detention basins on Lots 1 and 6. Additionally, items associated with the construction of the individual lot driveways have been removed. A summary breakdown of the revised bond estimate and associated fees is as follows:

Our Opinion of Probable Construction Costs totals \$414,000. Please be advised that our estimate is based on current 2016 construction costs. Should items covered by this Bond not be constructed during this calendar year, an appropriate escalation factor may be needed.

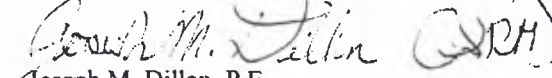
Of the \$414,000 estimate of costs for site improvements, \$40,000 is required to insure the installation and maintenance of all temporary and permanent erosion and sediment control measures and site regrading / restoration for all lots associated with the subdivision.

Based on the "Town of Southeast, Planning Board Fee Schedule" at the time of project approval and the above recommended bond amount, the required inspection fee to be collected for the project is 5% of Site Development Costs or \$20,700 and the required Recreation Fee is \$7,500 per lot for 8 new lots or \$60,000.

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.

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

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

2016 OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Farm to Market Subdivision  
 Farm to Market Road  
 Town of Southeast, New York

Done by: CJF  
 Date: 5/3/2016  
 Checked by: JMD  
 Date: 5/5/2016  
 Revised: 5/9/2016

Project No.: 0001-0958

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR TREES ( Cut & Chip / Grub )	\$11,662.00	ACRE	1.3	\$15,160.60
2	STUMP REMOVAL	\$9,300.00	L.S.	1	\$9,300.00
3	STRIP & STOCKPILE TOPSOIL (10" THICK)	\$5.00	C.Y.	938	\$4,690.00
4	STRIP & STOCKPILE TOPSOIL (6" THICK)	\$5.00	C.Y.	710	\$3,550.00
5	SAW CUT	\$8.00	L.F.	140	\$1,120.00
6	EXCAVATION & REMOVAL (Surplus)	\$20.00	L.F.	45	\$900.00
7	SWALE EXCAVATION	\$12.00	C.Y.	196	\$2,352.00
8	SWALE & POOL TRENCH EXCAVATION	\$9.00	L.F.	304	\$2,736.00
9	CUT ON SITE	\$4.75	C.Y.	3395	\$16,126.25
10	FILL WITH COMPACTION	\$3.91	C.Y.	1419	\$5,548.29
11	SWALE (TEMPORARY)	\$14.00	C.Y.	420	\$5,880.00
12	SWALE (GRASS)	\$6.50	L.F.	426	\$2,769.00
13	SWALE (LINED GRASS)	\$9.50	L.F.	1200	\$11,400.00
14	SWALE (INFILTRATION LINED)	\$5.00	L.F.	1410	\$7,050.00
15	SINGLE CATCH BASIN: Type CL	\$3,045.00	EACH	6	\$18,270.00
16	YARD INLET	\$2,590.00	EACH	3	\$7,770.00
17	OUTLET STRUCTURE	\$2,400.00	EACH	5	\$12,000.00
18	CONCRETE FOUNDATIONS (OUTLET STRUCTURES)	\$300.00	C.Y.	9	\$2,700.00
19	WELDED TRASH RACK	\$1,200.00	EACH	3	\$3,600.00
20	OBSERVATION WELL	\$800.00	EACH	2	\$1,600.00
21	DISTRIBUTION (SPLITTER) BOX	\$1,000.00	EACH	6	\$6,000.00
22	4" Ø ACCMP UNDERDRAIN	\$12.00	L.F.	340	\$4,080.00
23	15" Ø RCP	\$38.48	L.F.	22	\$846.56
24	12" Ø HDPEP	\$33.00	L.F.	10	\$330.00
25	15" Ø HDPEP	\$39.00	L.F.	1020	\$39,780.00
26	18" Ø HDPEP	\$49.00	L.F.	60	\$2,940.00
27	24" Ø HDPEP	\$68.00	L.F.	60	\$4,080.00
28	15" HDPE FLARED END SECTION	\$368.00	EACH	14	\$5,152.00
29	24" HDPE FLARED END SECTION	\$584.00	EACH	1	\$584.00
30	4" CI Valve (UNDERDRAIN)	\$350.00	EACH	2	\$700.00
31	ANTI-SEEP COLLARS (4' X 4')	\$600.00	EACH	2	\$1,200.00
32	ANTI-SEEP COLLARS (4.25' X 4.25')	\$400.00	EACH	2	\$800.00
33	ANTI-SEEP COLLARS (4.5' x 4.5')	\$810.00	EACH	2	\$1,620.00
34	ANTI-SEEP COLLARS (5.5' x 5.5')	\$600.00	EACH	3	\$1,800.00
35	REPLACE PIPING (HDPE) UNDER PAVEMENT	\$35.00	L.F.	35	\$1,225.00
36	FILTER FABRIC (Drainage)	\$0.50	S.F.	2460	\$1,230.00
37	STABILIZATION FABRIC	\$0.50	S.F.	3627	\$1,813.50
38	FLEXIBLE POLYMETRIC MAT (7SY/5)	\$2.50	S.Y.	311	\$777.50
39	CHECK DAM GRAVEL@ DOWNSLOPE FES	\$50.00	EACH	8	\$400.00
40	EMERGENCY OUTLET WEIR	\$120.00	C.Y.	13	\$1,560.00
41	FOREBAY STONE BASE	\$60.00	C.Y.	46	\$2,760.00
42	GRAVEL WEIR FOREBAYS	\$70.00	C.Y.	210	\$14,700.00
43	WATER BARS	\$200.00	EACH	5	\$1,000.00
44	LEVEL SPREADER (COMPLETE)	\$5.62	C.Y.	43	\$241.66



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

2016 OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond

Project: Farm to Market Subdivision  
 Farm to Market Road  
 Town of Southeast, New York

Done by: CJF  
 Date: 5/3/2016  
 Checked by: JMD  
 Date: 5/5/2016  
 Revised: 5/9/2016

Project No.: 0001-0958

Item No.	Item	Unit Cost	Unit	Quantity	Total
45	CONCRETE LEVEL SPREADER (COMPLETE)	\$2,220.00	L.S.	1	\$2,220.00
46	BITUMINOUS CONC. DRIVE APRON (12' x 15')	\$602.50	EACH	10	\$6,025.00
47	ACCESS DRIVE (94' x 10')	\$30.00	C.Y.	17	\$510.00
48	ACCESS DRIVE (10' x 475') W/ TOPSOIL OVER	\$40.00	C.Y.	175	\$7,000.00
49	RIP RAP OUTLET APRONS	\$350.00	EACH	16	\$5,600.00
50	SEDIMENT TRAP W/ RIP RAP OUTLET	\$1,600.00	EACH	1	\$1,600.00
51	MODIFIED RIP RAP	\$63.05	C.Y.	62	\$3,909.10
52	STREET MONUMENTS ( Concrete )	\$253.00	EACH	12	\$3,036.00
53	SPREAD STOCKPILED TOPSOIL TO 4"	\$2.45	C.Y.	283	\$693.35
54	SPREAD STOCKPILED TOPSOIL TO 6"	\$2.45	C.Y.	3011	\$7,376.95
55	HYDROSEED (FERT. & MULCH)	\$0.58	S.Y.	2962	\$1,717.96
56	PLANTINGS (3500 SF)	\$2,200.00	L.S.	1	\$2,200.00
57	PLANT INSTALLATION (3500 SF)	\$4,000.00	L.S.	1	\$4,000.00
58	WETLAND PLANTINGS	\$14,800.00	L.S.	1	\$14,800.00
59	WETLAND PLANTING INSTALLATION	\$18,000.00	L.S.	1	\$18,000.00
60	RAIN GARDENS (NOT INCLUDING PLANTINGS)	\$15,000.00	L.S.	4	\$60,000.00
61	AS-BUILT PLANS	\$4.00	L.F.	500	\$2,000.00
62	SILT FENCE	\$4.13	L.F.	3650	\$15,074.50
63	CONSTRUCTION FENCE	\$2.00	L.F.	1400	\$2,800.00
64	SPLIT RAIL FENCE	\$10.00	L.F.	600	\$6,000.00
65	SPLIT RAIL FENCE (DOUBLE 5' GATES)	\$100.00	EACH	2	\$200.00
66	STOCKADE FENCE AND POSTS	\$10.00	L.F.	488	\$4,880.00
67	STOCKADE FENCE (DOUBLE 6' GATES)	\$900.00	EACH	1	\$900.00
68	CHAIN LINK FENCE AND POSTS	\$10.00	L.F.	240	\$2,400.00
69	CHAIN LINK FENCE (DOUBLE GATES 6')	\$900.00	EACH	1	\$900.00
70	SILT SACK ( Catch Basin Insert - High Flow )	\$150.00	EACH	2	\$300.00
71	DEWATERING AT BASIN	\$1,500.00	EST	1	\$1,500.00
72	CONSTRUCTION ENTRANCE	\$1,600.00	EACH	5	\$8,000.00

Subtotal: **\$413,785.22**

SAY **\$414,000.00**

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

2016 OPINION OF PROBABLE CONSTRUCTION COSTS  
 Erosion & Sediment Control / Site Regrading & Restoration Bond

Project: Farm to Market Subdivision  
 Farm to Market Road  
 Town of Southeast, New York

Done by: CJF  
 Date: 5/3/2016  
 Checked by: JMD  
 Date: 5/5/2016

Project No.: 0001-0958

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CHECK DAM GRAVEL@ DOWNSLOPE FES	\$50.00	EACH	8	\$400.00
2	WATER BARS	\$200.00	EACH	5	\$1,000.00
3	SILT FENCE	\$4.13	L.F.	3650	\$15,074.50
4	CONSTRUCTION FENCE	\$2.00	L.F.	1400	\$2,800.00
5	SILT SACK ( Catch Basin Insert - High Flow )	\$150.00	EACH	2	\$300.00
6	CONSTRUCTION ENTRANCE	\$1,600.00	EACH	5	\$8,000.00
7	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.10	S.Y.	7637	\$8,400.70
8	HYDROSEED (FERT. & MULCH)	\$0.58	S.Y.	7637	\$4,429.46

Subtotal: \$40,404.66

SAY \$40,000.00

**TOWN OF SOUTHEAST**

**APPLICATION SUMMARY SHEET**

**Proj. Name:** High Meadow Farm

**S/B/L:** 36.1-14

**Zone:** R-60

**Description:** 3-lot subdivision of approximately 13 acres on Welfare Road. The lot count was reduced from 4 to 3. The subdivision proposes a common driveway access which involves a wetland crossing.

<b>SEQR ACTIONS COMPLETED:</b>		<b>TYPE OF ACTION: Unlisted</b>	
<input type="checkbox"/> Intent to Declare Lead Agency		Date:	
<input type="checkbox"/> Declare Lead Agency		Date:	
<input checked="" type="checkbox"/> EAF Submitted		Date:	6/20/03, revised 1/21/05
<input type="checkbox"/> Determination of Significance by Board		Date(s):	
<input type="checkbox"/> Negative Declaration Adopted		Date:	
<b>LOCAL AND AGENCY REVIEW REQUIRED?</b>		<b>REFERRAL DATE</b>	<b>ACTION/DATE OF LETTER</b>
Yes No			
<input checked="" type="checkbox"/> <input type="checkbox"/>	Town Board (Wetland Permit)		Wetland permit, 7/20/06
<input checked="" type="checkbox"/> <input type="checkbox"/>	Town of Southeast ARB		
<input checked="" type="checkbox"/> <input type="checkbox"/>	Conservation Commission		
<input type="checkbox"/> <input type="checkbox"/>	Historic Sites Commission		
<input checked="" type="checkbox"/> <input type="checkbox"/>	Town Highway Department		
<input type="checkbox"/> <input checked="" type="checkbox"/>	County Planning Department (GML)		
<input type="checkbox"/> <input checked="" type="checkbox"/>	County Highway Department		
<input checked="" type="checkbox"/> <input type="checkbox"/>	County Health Department		
<input checked="" type="checkbox"/> <input type="checkbox"/>	NYSDEC		
<input checked="" type="checkbox"/> <input type="checkbox"/>	NYSDEP		7/29/06, DEP approval letter
<input type="checkbox"/> <input checked="" type="checkbox"/>	NYS DOT		
<input checked="" type="checkbox"/> <input type="checkbox"/>	Army Corps of Engineers		No comment received
<b>VARIANCES OR BOARD WAIVER (IF APPLICABLE) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</b>			
Variance or Waiver Request: § 123-29.C Inset Map			
Date Granted or Denied, and any conditions: Denied, 2/14/05			

<b>PLANNING BOARD ACTIONS:</b>	
<b>Date</b>	<b>Discussion/Decisions/Resolutions</b>
7/14/03	Review/280-A will be required
9/8/03	Continued Review
2/9/04	Discussion about RPP/lot number (3 or 4)
4/12/04	4 lot subdivision will be pursued-cluster subdivision
11/8/04	Continued Sketch review: reduction from 4 to 3 lots, no open development approval needed
2/14/05	Continued Sketch review
5/9/05	Continued Review: unresolved engineering issues/insufficient percolation test data for dry wells.
8/8/05	Submit plans for final-applicant is continuing to work with the Conservation Commission
8/14/06	Preliminary Approval Granted
1/8/07	Final subdivision approval granted; referred to TB for performance bond
2/11/13	Consider reduction of performance bond.
6/6/16	

**RECOMMENDED ACTION FOR MEETING:** Consider release of performance bond.

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

June 7, 2016

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

RE: **HIGH MEADOW FARM SUBDIVISION**, Welfare Road, Tax Map ID 36.1-14

Dear Boardmembers:

At the 6/6/16 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 currently being held subject to the conditions outlined in the attached memorandum from the Town Engineer.

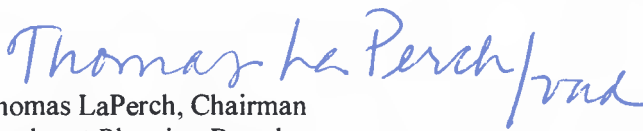
<u>PROJECT</u>	<u>AMOUNT</u>
HIGH MEADOW FARM	\$74,500.00

The Planning Board further resolved that the following guarantees and maintenance bonds be posted as a condition of the release of the Performance Bond:

<u>BOND TYPE</u>	<u>DURATION</u>	<u>AMOUNT</u>
MAINTENANCE GUARANTEE	10 YEARS	\$3,000.00
STORMWATER MAINTENANCE	4 YEARS	\$6,500.00

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  
Harry Nichols, Jr., PE  
Planning Board File



Jacobson

June 6, 2016

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

Re: High Meadow Farm Subdivision  
Welfare Road  
Request for Release of Performance Bond  
NLJA #0001-0667

Dear Mr. LaPerch:

As requested, we have made recent inspections and reviewed the following items in connection with the above referenced project:

- Item 1: Drawing entitled: "Common Driveway As-Built of High Meadow Farm Lane as shown on "Final Subdivision Plat Prepared for High Meadow Farm Subdivision, Filed Map No. 3051, filed 5/3/2007 situate in Town of Southeast, Putnam Co., NY", scale 1"=20', dated January 29, 2014 and revised 3/23/16, prepared by Terry Bergendorff Collins.
- Item 2: Letter from Harry W. Nichols, Jr., P.E. to Mr. Tom LaPerch dated May 24, 2016,

Based on our inspections and the submitted Engineer's Certification provided, we can confirm that the subdivision common improvements have been completed and are generally in accordance with approved plans with the exception of any noted field changes. As such, we would have no objection to the release of the performance bond for the project subject to the conditions noted below:

1. The project review and approval record indicates that maintenance of the post construction stormwater measures will be the responsibility of the three individual lot owners. The Town must be provided a copy of the executed agreements indicating this and referencing the maintenance requirements and responsibilities as outlined in the submitted "Plan for Ownership, Operation and Maintenance of Stormwater Facilities."
2. In accordance with §123-23B of the Subdivision Regulations the final record drawing (as-built) must be provided to the Town on mylar or equivalent.
3. In accordance with §123-48D(2)(a) and §119-13 a four year performance guarantee shall be provided for the stormwater management system by the developer to cover any modifications, corrections or material failures. In addition, the developer shall fund or otherwise guarantee an inspection and maintenance program for a period of no less than 10 years. We are recommending the 4-year performance bond be set at 10% of the cost of the stormwater improvements based on the original bond estimate adjusted to current construction costs, or \$6,500. We are recommending 10-year maintenance guarantee be set

---

**Nathan L. Jacobson & Associates, Inc.**  
Nathan L. Jacobson & Associates, P.C. (NY)  
86 Main Street P.O. Box 337 Chesler, Connecticut 06412-0337  
Tel 860.526.9591 Fax 860.526.5416  
Consulting Civil and Environmental Engineers Since 1972



Jacobson

Mr. Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
Re: High Meadow Farm Subdivision  
Welfare Road  
Request for Release of Performance Bond  
NLJA #0001-0667  
June 6, 2016  
Page 2

based on the annual system maintenance cost as detailed in the Operation and Maintenance Plan or \$3,000.

The above noted conditions should be met before the final release of the performance bond.

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.

THF:thf

cc: T. Hay  
M. Levine  
M. Stancati  
M. Bruen  
W. Stephens, Jr.  
S. Coleman  
A. Ley  
H. Nichols, P.E.

**TOWN OF SOUTHEAST**

**APPLICATION SUMMARY SHEET**

**Proj. Name:** Southeast Station Parking

**S/B/L:** 56.-1-24 & 25 **Zone:** ED

**Description:** Zone change petition to allow a commuter parking lot as a Special Permit Use in the ED Zoning District, and to construct a 350 space commuter parking lot on a 30 acre parcel near the Southeast Train Station. Wetland permit required.

**Engineer:** Tim Miller Associates

**SEQR ACTIONS COMPLETED:**

- Intent to Declare Lead Agency
- Declare Lead Agency
- EAF Submitted
- Determination of Significance by Board

**TYPE OF ACTION: Type 1**

Date: 1/13/14  
 Date:  
 Date:  
 Date(s):

**MAJOR/MINOR PROJECT: Major Project**

Date Classified: 1/13/14 Waiver of Public Hearing (Minor Project Only)?  Y  N

**LOCAL AND AGENCY REVIEW REQUIRED?**

**REFERRAL DATE**

**STATUS/DATE OF LETTER**

Yes No

- Town Board (Zone Change petition, Special Permit (TBD), ARB sign-off)
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission
- Town Highway Department
- MS4 Permit
- County Planning Department (GML)
- County Highway Department
- County Health Department
- NYSDEC
- NYCDEP
- NYSDOT
- Army Corps of Engineers

**VARIANCES OR BOARD WAIVER (IF APPLICABLE)  Y  N**

Variance or Waiver Request: Parking space width  
 Date Granted or Denied, and any conditions:

**PLANNING BOARD ACTIONS:**

Date	Discussion/Decisions/Resolutions
1/13/14	(1) Declare Intent to be Lead Agency for Type 1 Action; (2) Classify as Major Project; (3) Set a Public Hearing on Site Plan and Wetland Permit
2/10/14	Declares Lead Agency; Open PH; Closed PH with 10-day comment period
3/10/14	Site Plan Review, discussed recommendations of Town consultants.
4/7/14	1) Determination of Significance; 2) Recommendation on the Zoning Text Change to the Town Board.
10/27/14	1) Continued Review; 2) Referral to ARB
7/13/15	Consider Final Site Plan and wetland permit approval
6/6/16	

**RECOMMENDED ACTION FOR MEETING:**

Consider extension of Final Site Plan and Wetland Permit Approval

**TOWN OF SOUTHEAST  
RESOLUTION**

**EXTENSION OF FINAL SITE PLAN AND WETLAND PERMIT APPROVAL**

**INTRODUCED BY:** *LaPerch*

**DATE:** June 6, 2016

**SECONDED BY:** *Armstrong*

**WHEREAS**, the Planning Board of the Town of Southeast has previously granted Final Approval by resolution dated 7/13/15, for a certain Project Development Plan known as **SOUTHEAST PARKING**, located at 10 Independent Way in the ED Zone, also known and designated as Tax Map Number 56.-1-24 and,

**WHEREAS**, the Planning Board is in receipt of a letter from the owner or their representative requesting an extension of the Final Approval for an additional period of one (1) year so that the applicant will be able to maintain Amended Site Plan Approval; and,

**WHEREAS**, the Planning Board of the Town of Southeast is disposed by the Zoning Ordinance of the Town of Southeast to grant or deny such extension of Final Approval,

**NOW, THEREFORE, be it**

**RESOLVED**, that an extension of the Final Approval for the Project Development Plan known as **SOUTHEAST PARKING** is hereby granted for a period of one (1) year, commencing on 7/13/16 and subject to the conditions of said Final Approval.

**UPON ROLL CALL VOTE:**

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