
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

November 28, 2016

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

- 1 SALMONS DAILY BROOK ESTATES, LOT 49** – Continued Public Hearing to Review Application for a Wetland Permit
- 2 APPLE FARM MARKET, 1545 Route 22** – Public Hearing to Review Application for a Site Plan Amendment, Wetland Permit and Conditional Use Permit

REGULAR SESSION:

- 1 GRAVINESE, 16 & 32 Reynwood Drive** – Review of Application for Final Approval of Lot Line Adjustment
- 2 STARR RIDGE SUBDIVISION, 131 Starr Ridge Road** – Continued Review of Sketch Plan Application for Subdivision
- 3 D'UVA, 231 Fields Lane** – Review of Application for a Conditional Use Permit
- 4 FORTUNE RIDGE BARN, Deans Corner Road** – Review of Request for Extension of Site Plan Approval
- 5 LAPCORS, LLC, 87 Brewster Hill Road** – Review of Application for Sketch Plan Review of a Site Plan and Special Permit
- 6 TURK HILL LOT 7, 5 Tea House Lane** – Review of Application for Wetland Permit
- 7 TURK HILL LOT 8, 10 Tea House Lane** – Review of Application for Wetland Permit
- 8 DURANTE RENTALS, 11 Fields Lane** – Review of a Request for Release of a Performance Bond

Approve Meeting Minutes from October 24, 2016

November 28, 2016

VAD

Agenda Subject to Change

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Salmons Daily Brook

S/B/L: 42.-2-14

Zone: R-60

Contact: Ross Alan

Description: Wetland permit application for +/- 1 acre of wetland buffer disturbance for the construction of a 3-bedroom home, driveway, well, and subsurface sewage disposal system. Plan is a revision of a plan denied a wetland permit by the Town Board 7/20/06.

Engineer: Joseph Buschynski, Bibbo Associates

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: unlisted/coordinated

Date:
Date:
Date:
Date(s):

MAJOR/MINOR PROJECT: Major Wetland Permit

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names: Project never previously approved.

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

- | | | |
|-------------------------------------|-------------------------------------|----------------------------------|
| Yes | No | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town Board |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town of Southeast ARB |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wetland Permit |
| <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"/> | E-911 Coordinator |
| <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"/> | NYCDEP |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | NYSDOT |
| <input type="checkbox"/> | <input checked="" 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
10/22/07	Discussion of wetland consultant memo- request for more information, revisit of the wetland delineation in Spring 2008.
9/26/16	1) Declare Intent to be Lead Agency (Unlisted Action/Coordinated); 2) Classify as TOSE Major Wetland Permit; 3) Set Public Hearing
10/24/16	Declared Lead Agency; Open & Continued PH
11/28/16	

RECOMMENDED ACTION FOR MEETING:

1) Open & Continue Public Hearing

NOTE: Applicant has not yet addressed Stephen Coleman's 9/25/16 comments

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Apple Farm Market

S/B/L: 46.-1-3

Zone: SR-22

Description: The Applicant proposes to convert an existing retail structure (former florist) to a produce market selling fruits, vegetables, and firewood. A 3,530 sf enclosed canopy is proposed to be added to the front of the existing building. In addition, the Applicant proposes to expand the parking area with new pervious pavement, repave and restripe the existing parking area, remove and replace the existing sanitary absorption trenches, add new pole mounted lighting, install new landscaping, and remove two existing sheds. The Proposed Project requires Site Plan, Wetland Permit, and Conditional Use Permit Approval.

Engineer: James J Hahn

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Type II

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

MAJOR/MINOR PROJECT: Minor Project

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

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE

STATUS/DATE OF LETTER

- | Yes | No | |
|-------------------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town Board |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town of Southeast ARB |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wetland Permit |
| <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 type="checkbox"/> | <input checked="" type="checkbox"/> | E-911 Coordinator |
| <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 type="checkbox"/> | <input checked="" 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
10/24/16	Classified Action as Type II under SEQRA; classified action as Town of Southeast Minor Project; set the Public Hearing (required for wetlands); referred application to ARB
11/28/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Open/Close Public Hearing



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

MEMORANDUM

To: Thomas LaPerch, Chairman
Members of the Planning Board
From: Stephen W. Coleman
Date: November 23, 2016
Re: Apple Farm Market – wetland review

Based upon a site visit on 10-24-16, and review of the proposed site plans, the proposed improvements would be considered a Minor Wetlands Permit application under Chapter 78-4 (H).

Comments:

1. The wetlands are located across Route 22 and the wetland buffer extends across the road and onto the subject parcel. The existing road has fragmented the wetland buffer and the wetland buffer provides minimal functional relationship to the wetland on the other side of Route 22.
2. The proposed action is to convert the majority of the remaining wetland buffer to on-site parking. Approximately 11 spaces will be constructed with permeable pavement. Due to the size of the parking lot, it is my recommendation that an island be created in the middle of the parking lot to allow the placement of a few trees to break up the visual impact of the parking lot, and also reduce the heat island impacts from the large impervious surface.
3. The proposed plan would also benefit from a more developed landscaping plan along Route 22 to screen the property and improve aesthetics along Route 22. Although located within the wetland buffer, typical wetland plants would not be required. The area is primarily upland and a wider plant tolerance range is feasible for this location.

Recommendation:

The proposed application is in general compliance with the standards and criteria outlined in Chapter 78. It is my recommendation that a wetlands permit be approved for this project, subject to addressing the issues noted above. Please let me know if you have further questions or require additional information.

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Gravinese Lot Line Adjustment **S/B/L:** 69.1-1-1.6 **Zone:** R-160
and -1.4

Description: Conveyance of an approximately 1.995 acre strip of land from Tax Map No 69.1-1-1.6 (Lot 6) to 69.1-1-1.4 (Lot 5). No improvements proposed. The proposed lot line adjustment would eliminate the pre-existing non-conforming side yard setbacks on Lot 5.

Engineer: Terry Bergendorff Collins

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: Minor Subdivision

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

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
- E-911 Coordinator
- 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:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
9/26/16	Declared Intent to be Lead Agency (Unlisted Action/Coordinated); classified as TOSE Minor Subdivision; waived the public hearing
11/28/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Declare Lead Agency
- 2) Consider Negative Declaration
- 3) Consider Final Subdivision Approval

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

INTRODUCED BY: LaPerch

DATE: November 28, 2016

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 **GRAVINESE**; and

WHEREAS, the proposed project is located at 16 & 32 Reynwood Drive in the R-160 Zoning District in the Town of Southeast and identified as Tax Map IDs 69.-1-1.4 & 69.-1-1.6; and

WHEREAS, the applicants propose conveyance of an approximately 1.995 acre strip of land from Tax Map No 69.1-1-1.6 (Lot 6) to 69.1-1-1.4 (Lot 5) where no improvements proposed; and

WHEREAS the Planning Board waived a public hearing on the proposed lot line adjustment; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 9/26/16; 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
P. Wissel, Boardmember yes
E. Cyprus, Boardmember yes
P. Jonke, Boardmember yes

D. Rush, Vice Chairman yes
D. Armstrong, Boardmember yes
M. Hecht, Boardmember yes

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

- (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	
Putnam County Department of Health 1 Geneva Road Brewster, New York 10509	Highway Superintendent 10 Palmer Road Brewster, NY 10509
SEQR Unit	E-911 Coordinator / Assessor

New York State Department of Transportation Traffic Engineering & Safety Division 4 Burnett Blvd. Poughkeepsie, NY 12603	1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director
New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, 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, NY
RESOLUTION
FINAL PLAT APPROVAL**

INTRODUCED BY: *LaPerch* DATE: November 28, 2016

SECONDED BY: *Armstrong*

WHEREAS, GRAVINESE and CATHERINE McWILLIAMS, INC., as the Applicants/Owners of certain properties located at 16 and 32 Reynwood Drive in the Town of Southeast and known and designated as Tax Map Numbers 69.1-1-1.4 and 69.1-1-1.6 has submitted an application for Final Plat approval for a proposed conveyance of an approximately 1.995 acre strip of land from Tax Map No 69.1-1-1.6 (Lot 6) to 69.1-1-1.4 (Lot 5) where no improvements are proposed and the lot line adjustment would eliminate the pre-existing non-conforming side yard setbacks on Lot 5 (the “Proposed Project”); and,

WHEREAS, the Southeast Planning Board (the “Planning Board”) is in receipt of the following survey, prepared by Terry Bergendorff Collins, related to the subdivision application:

Drawing No. & Title	Original Date: Last
Lot Line Adjustment prepared for Robert & Deboarah Gravinese & Catherine McWilliams, Inc.	10/27/14

; 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 123, “Subdivision of Land,” (specifically §123-13.C and §123-31) and Chapter 138, “Zoning,” of the Town of Southeast Code; and,

WHEREAS, the Planning Board is in receipt of the following information relative to approvals from outside agencies:

Board/Agency	Resolution/Report	Date
Town Board	Wetland Permit	n/a
Town Board	Special Permit	n/a
Town Board	Architecture Approval	n/a
Architecture Review Board	Referral to Town Board	n/a
Zoning Board of Appeals	Variance(s)	n/a
New York City Department of Environmental Protection	Letter of Complete Application	10/31/16
Putnam County Department of Health	Approval of Wastewater Treatment System	n/a

WHEREAS, the Planning Board, in its resolution approving the Preliminary Plat, has confirmed that the requirements of the State Environmental Quality Review Act (SEQRA) have been met and that proposed mitigation measures will avoid significant adverse environmental impacts to the maximum extent practicable; and,

NOW, THEREFORE, be it RESOLVED, that pursuant to the authority vested in the Planning Board by Chapter 123, "Subdivision of Land," of the Town Code, the Planning Board hereby grants Final Plat approval for the Proposed Action, as defined above.

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. The approved plat and all associated plans and drawings shall serve as the record of all approved improvements.
4. The Applicant shall submit revised Final Plat drawings for the signature of the duly authorized officer of the Planning Board within one-hundred and eighty (180) days of the date of this Final Approval (§123-13.G(2)) to show compliance with all conditions of this approval.
5. Prior to submission of the Final Plat for the signature of the duly authorized officer of the Planning Board the Applicant shall first obtain the required signatures of the Putnam County Department of Health on the Final Plat.
7. All changes or modifications to the Final Plat made in response to compliance with the conditions of this Final Approval shall be reviewed by the Town Engineer who may require the Applicant to present such changes to the Planning Board prior to having the Final Plat signed by the duly authorized officer of the Planning Board if such changes constitute a substantial alteration to the Final Plat.
8. The Applicant shall file the signed approved Final Plat with the County Clerk within sixty (60) days of the date upon which the Final Plat was signed by the duly authorized officer of the Planning Board or the Final Plat shall be considered null and void (see §123-13.J). The Applicant shall provide the Town of Southeast with five (5) copies of the filed plat.
9. The Applicant shall provide any and all deed easements and road dedications, as noted on the subdivision drawings and where applicable, to the satisfaction and approval of the Town Attorney prior to filing of the Final Plat (see §123-13.H(2)) with the County Clerk.

Financial & Legal Considerations

1. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the Planning Board Chairman signing the Final Plat.

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 yes

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

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

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Starr Ridge Subdivision **S/B/L:** 68.13.-1-1 **Zone:** R-160

Description: Two lot subdivision on Starr Ridge Road. Site is 41.25 acres and currently undeveloped. Rear portion of lot is characterized by steep slopes and wetlands. Applicant proposes to create two lots, both with buildable areas near the front of the existing lot. ~~Lot 2 would be accessed through an easement across Lot 1 and would require approval by the Town Board of an Open Development Area pursuant to §280a-4 of the General Town Law.~~ Plans have been revised to avoid need for §280a approval.

Engineer: Anthony Pisarri

SEQR ACTIONS COMPLETED:		TYPE OF ACTION: Unlisted
<input checked="" type="checkbox"/> Intent to Declare Lead Agency		Date: 10/26/15
<input checked="" type="checkbox"/> Declare Lead Agency		Date: 11/23/15
<input checked="" type="checkbox"/> EAF Submitted		Date: 9/25/15
<input type="checkbox"/> Determination of Significance by Board		Date(s):
MAJOR/MINOR PROJECT: Minor Project		
Date Classified:	Waiver of Public Hearing (Minor Project Only)? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
LOCAL AND AGENCY REVIEW REQUIRED?	REFERRAL DATE	STATUS/DATE OF LETTER
Yes No		
<input type="checkbox"/> <input checked="" type="checkbox"/>		Town Board (<u>280a no longer required due to revised lot layout – lots now meet frontage requirements</u>)
<input type="checkbox"/> <input checked="" type="checkbox"/>		Town of Southeast ARB
<input type="checkbox"/> <input checked="" type="checkbox"/>		Wetland Permit
<input type="checkbox"/> <input checked="" type="checkbox"/>		Historic Sites Commission
<input checked="" type="checkbox"/> <input type="checkbox"/>		Town Highway Department
<input checked="" type="checkbox"/> <input type="checkbox"/>		MS4 Permit
<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"/>		NYCDEP
<input type="checkbox"/> <input checked="" type="checkbox"/>		NYSDOT
<input type="checkbox"/> <input checked="" type="checkbox"/>		Army Corps of Engineers
VARIANCES OR BOARD WAIVER (IF APPLICABLE) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
Variance or Waiver Request: Town Board Approval of an Open Development Area pursuant to §280a-4 of the General Town Law.		
Date Granted or Denied, and any conditions:		

PLANNING BOARD ACTIONS:	
Date	Discussion/Decisions/Resolutions
10/26/15	Declare Intent to be Lead Agency; Classified as Minor Subdivision; Set Public Hearing (11/23/15)
11/23/15	Declared Lead Agency. Open and Closed Public Hearing. Applicant asked to contact DEP re: site walk.
11/28/16	

RECOMMENDED ACTION FOR MEETING:

1. Review new lot layout
2. Re-classify as "Minor Subdivision" per §123-11



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

MEMORANDUM

To: Thomas LaPerch, Chairman
Town of Southeast Planning Board
Members of the Planning Board
From: Stephen W. Coleman
Date: November 23, 2016
Re: **Starr Ridge Subdivision**

Materials Reviewed:

- Site Plans for Starr Ridge Subdivision as prepared by A.Pisarri, P.E., dated last revised 10-11-16.
- Cover memo dated 10-19-16.

Comments

Based upon a site visit on 10-28-16 and review of the survey and proposed site plans, I offer the following comments:

1. The wetlands boundary accurately reflects existing field conditions that are present on the subject parcel. The wetlands boundary as depicted on the site plan is consistent with the criteria for delineating wetlands as outlined in Chapter 78 of the Code of the Town of Southeast. No encroachment will occur within the 166 foot wetland buffer, so therefore, no wetland permit would be required for this application.
2. The wetland buffer as shown does encroach within the rear yard of proposed lot # 2. As a precaution it is recommended that a split rail fence be installed along the buffer line to prevent future disturbance within the regulated wetland buffer.

Please let me know if you have questions or require additional information.



Jacobson

November 28, 2016

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

Re: Starr Ridge Subdivision
Starr Ridge Road
Sketch Review
NLJ #0001-0981

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through October 24, 2016:

- Item 1: Letter to Whom it May Concern dated October 19, 2016 from Anthony S. Pisarri, P.E., P.C.
- Item 2: Drawing entitled "Sketch Plan prepared for Westchester Modular Homes Construction Corp., Town of Southeast, Putnam County, N.Y.", dated September 25, 2015, last revised 10-11-16, Scale 1"= 60', prepared by Anthony S. Pisarri, P.E.
- Item 3: Drawing entitled "Preliminary Subdivision Plat prepared for Westchester Modular Home Construction Corp. situate in Town of Southeast, Putnam Co., N.Y., Scale: 1" = 60', dated August 25, 2015, last revised 09/28/16, prepared by Terry Bergendorff Collins.

The above referenced information has been submitted in response to topics discussed at an informal meeting with town staff. As a result of the discussions, the Subdivision Plat has been modified since the previous submission to provide adequate frontage required along Starr Ridge Road and has addressed the comment noted in our previous review letter.

While the attached plat indicates that the submission has been prepared for preliminary review, it is being considered for sketch review at this time.

We have the following comments:

1. A variance will be required for Lot 2 because the minimum lot width is less than 300 feet.



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Starr Ridge Subdivision
Starr Ridge Road
Sketch Review
NLJ #0001-0981

November 17, 2016

Page 2

2. The Preliminary Plat contains a note referring to a "Proposed 32.29"± wide Access Easement" between Lot 1 and N/F Mattioli. This note should be removed as this strip of land is now part of Lot 2.
3. Since the area of proposed land disturbance exceeds one acre, the project is subject to the requirements of the State Pollution Discharge Elimination System (SPDES) Construction Stormwater General Permit (GP-0-15-002) and will require development of a full SWPPP with post construction stormwater control measures. While the submitted plan satisfies the requirements for sketch review, as it relates to determination of significance, it would be appropriate for the plan to show proposed grading, limits of disturbance and conceptual stormwater control measures.

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

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
A. Pisarri

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Fields Lane Development Company (formerly D'Uva) **S/B/L:** 78.-2-90 & 91 **Zone:** OP-1
Description: Applicant seeking Conditional Use permit approval to change the distribution of warehouse/office space within the previously approved building. No exterior modifications or site plan changes are proposed
Engineer: JFM Architect (site engineer Insite)

SEQR ACTIONS COMPLETED:		TYPE OF ACTION: Type II	
<input type="checkbox"/> Intent to Declare Lead Agency		Date:	
<input type="checkbox"/> Declare Lead Agency		Date:	
<input type="checkbox"/> EAF Submitted		Date:	
<input type="checkbox"/> Determination of Significance by Board		Date(s):	
MAJOR/MINOR PROJECT: Minor Project			
Date Classified:	Waiver of Public Hearing (Minor Project Only)? <input type="checkbox"/> Y <input type="checkbox"/> N		
AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
If yes, list alternative names: D'Uva			
LOCAL AND AGENCY REVIEW REQUIRED?		REFERRAL DATE	STATUS/DATE OF LETTER
Yes	No		
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Town Board
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Town of Southeast ARB (No exterior modifications proposed)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wetland Permit
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Historic Sites Commission
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Town Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>		MS4 Permit
<input type="checkbox"/>	<input checked="" type="checkbox"/>		E-911 Coordinator
<input type="checkbox"/>	<input checked="" type="checkbox"/>		County Planning Department (GML)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>		County Health Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>		NYSDEC
<input type="checkbox"/>	<input checked="" type="checkbox"/>		NYCDEP
<input type="checkbox"/>	<input checked="" type="checkbox"/>		NYSDOT
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Army Corps of Engineers
VARIANCES OR BOARD WAIVER (IF APPLICABLE) <input type="checkbox"/> Y <input type="checkbox"/> N			
Variance or Waiver Request:			
Date Granted or Denied, and any conditions:			

PLANNING BOARD ACTIONS:	
Date	Discussion/Decisions/Resolutions
11/28/16	

RECOMMENDED ACTION FOR MEETING:
 1) Classify as Type II Action and TOSE Minor Project.
 2) Consider waiving public hearing
 3) Consider Conditional Use Permit Approval

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

INTRODUCED BY:

LaPerch

DATE: November 28, 2016

SECONDED BY:

Jonke

WHEREAS, an application is being made by **FIELDS LANE DEVELOPMENT COMPANY (formerly known as D'UVA)** for a Conditional Use Permit to change the distribution of warehouse/office space within the previously approved building where no exterior modifications or site plan changes are proposed on a property located at 231 Fields Lane, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Numbers 78.-2-90 & 91, 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. Memorandum to Town of Southeast Planning Board from JFM Architecture, dated 11/1/16
2. Short Environmental Assessment Form (EAF) dated 11/1/16
3. Statement of Use, prepared by JFM Architecture, dated 11/1/16
4. A-01, Proposed Plan, Building Elevations & Building Section, prepared by JFM Architecture, dated 5/18/15; last revised 11/1/16
5. A-01, Proposed Plan, Building Elevations & Building Section, prepared by JFM Architecture, dated 5/18/15; last revised 8/25/16
6. SP-1, Site Plan, prepared by Insite Engineering, dated 12/29/05; last revised 8/15/08

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

yes
yes
yes
yes

D. Rush, Vice Chairman

yes
yes
yes

P. Wissel, Boardmember

D. Armstrong, Boardmember

E. Cyprus, Boardmember

M. Hecht, Boardmember

P. Jonke, Boardmember

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, NY
PLANNING BOARD RESOLUTION FOR A CONDITIONAL USE PERMIT
FOR FIELDS LANE DEVELOPMENT COMPANY
(formerly known as D'UVA)

INTRODUCED BY:

Jan Perch

DATE: November 28, 2016

SECONDED BY:

Cyprus

WHEREAS, an application is being made for a conditional use permit to change the distribution of warehouse/office space within the previously approved building where no exterior modifications or site plan changes are proposed on a property located at 231 Fields Lane, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 78.-2-90, and is located in the OP-1 Zoning District; and

WHEREAS, the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short Environmental Assessment Form (EAF) dated 11/1/16, 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

WHEREAS, the Planning Board is in receipt of the following documents in support of this application:

1. Memorandum to Town of Southeast Planning Board from JFM Architecture, dated 11/1/16
2. Short Environmental Assessment Form (EAF) dated 11/1/16
3. Statement of Use, prepared by JFM Architecture, dated 11/1/16
4. A-01, Proposed Plan, Building Elevations & Building Section, prepared by JFM Architecture, dated 5/18/15; last revised 11/1/16
5. A-01, Proposed Plan, Building Elevations & Building Section, prepared by JFM Architecture, dated 5/18/15; last revised 8/25/16
6. SP-1, Site Plan, prepared by Insite Engineering, dated 12/29/05; last revised 8/15/08;

and

WHEREAS, the Planning Board has determined on the basis of its own review, and the review of comments received from its consultants, that the information submitted by the applicant is in substantial compliance with Chapter 138, "Zoning," of the Town of Southeast Code; 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 Conditional Use Permit Approval for the Proposed Action, 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 Action, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

1. The Code Enforcement Officer shall have right of entry for inspection, with reasonable notice, to determine compliance with the conditions of this permit.

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 yes

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

T. LaPerch
 T. LaPerch, Chairman
 Southeast Planning Board



November 17, 2016

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

Re: Fields Lane Development Company (D'Uva)
231 Fields Lane
Conditional Use Permit
NLJ #0001-0861

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through November 3, 2016:

- Item 1: Letter to Chairman LaPerch and Members of the Planning Board from Joe Mansfield, Registered Architect, dated November 1, 2016.
- Item 2: Town of Southeast Application for Conditional Use Permit dated 11/1/16 accompanied by Statement of Use and Short Environmental Assessment Form.
- Item 3: Set of three (3) drawings entitled "Fields Lane Development Comp., LLC (Formerly D'Uva), 231 Fields Lane, Brewster, New York, (Town of Southeast), Tax Map No.: 78.-2-90.", scale as noted, dated May 18, 2015 and last revised 11-01-16, JFM Architect.

The subject application requests a modification of the approved special permit granted in 2008. The original approval allowed for 2 equal sized spaces with a 500 s.f. office space. The current application requests a modification to allow one warehouse space and a 257 s.f. office space.

In that the proposed modification requires no proposed site modifications, we would have no objections from an engineering standpoint, should the Planning Board choose to approve the subject conditional use permit.

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



Jacobson

Mr. Thomas LaPerch, Chairman
Re: Fields Lane Development Company (D'Uva)
231 Fields Lane
Conditional Use Permit
NLJ #0001-0861

November 17, 2016
Page 2

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
J. Mansfield

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Fortune Ridge Horse Barn

S/B/L: 78.-3-29

Zone: R-160

Description: Proposed Horse Barn

Engineer: Kellard Sessions

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Unlisted

Date: 4/13/15
 Date: 5/11/15
 Date:
 Date(s): Neg Dec 9/28/15

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

Yes No

- Town Board (ARB sign off, possible Special Permit)
- 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

12/3/2015
 Approval – 11/18/15
 S. Coleman rec approval. 6/7/15

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
4/13/15	Declared Intent to be Lead Agency (unlisted/coordinated); classified as TOSE "Major Project"; set Public Hearing
5/11/15	Declared Lead Agency; Opened & continued PH
6/8/15	Continued PH, closed PH with 10 day written comment period
7/27/15	Continued review. Applicant needed to address Open Space & NYCDEP concerns
9/28/15	Adopted Negative Declaration; Referred to ARB
12/15/15	Final Site Plan Approval (w/ requirement to record restrictive covenant on future development of subdivision's open space); Performance Bond Recommendation
11/28/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Consider extension of final site plan approval

**TOWN OF SOUTHEAST
RESOLUTION
EXTENSION OF FINAL APPROVAL**

INTRODUCED BY: *LaPerch*

DATE: November 28, 2016

SECONDED BY: *Armstrong*

WHEREAS, the Planning Board of the Town of Southeast has previously granted Final Approval by resolution dated 12/14/15, for a certain Project Development Plan known as **FORTUNE RIDGE BARN**, located at Lot 29 Deans Corner Road in the R-160 Zone, also known and designated as Tax Map Number 78.-3-29and,

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 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 FORTUNE RIDGE BARN is hereby granted for a period of one (1) year, commencing on 12/14/16 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 *yes*

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

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

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Lapcors, LLC

S/B/L: 57.-2-46.1 **Zone:** R-160

Description: Applicant proposes to construct commercial outdoor recreational facility. Improvements include new driveway and entrance signage, 7,800 sf administrative building, 9 gazebos, gravel parking area, septic, and recreation fields with fencing and lighting. A recreation facility is a Town Board Special Permit Use in the R-160 Zoning District.

Engineer: J. Robert Folchetti & Associates, LLC

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 Project

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town Board (Special Permit & ARB sign off) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town of Southeast ARB |
| <input type="checkbox"/> | <input type="checkbox"/> | Wetland Permit (TBD) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic Sites Commission |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town Highway Department |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | MS4 Permit |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | E-911 Coordinator |
| <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"/> | NYCDEP |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | NYSDOT |
| <input type="checkbox"/> | <input checked="" 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
11/28/16	

RECOMMENDED ACTION FOR MEETING:
 1) Classify as Unlisted/Coordinated Action under SEQRA and TOSE Major Project
 2) Discussion
NOTE: Recommend waiting for further information before setting public hearing (e.g. more detailed statement of use & review by TOSE wetland inspector)

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

INTRODUCED BY: *T. LaPerch*

DATE: November 28, 2016

SECONDED BY: *Jonke*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for Site Plan and Special Permit, and other supporting documents for a project entitled **Lapcors, LLC**; and

WHEREAS, the proposed project is located at 87 Brewster Hill Road in the R-160 Zoning District in the Town of Southeast and identified as Tax Map ID 57.-2-46.1; and

WHEREAS, the applicant proposes to construct a commercial outdoor recreational facility with improvements that include a new driveway and entrance signage; a 7,800 sf administrative building; nine (9) gazebos; gravel parking area; septic; and recreation fields with fencing and lighting; 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 *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 *yes*

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

T. LaPerch

T. LaPerch, Chairman
Southeast Planning Board



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

Memorandum

To: Town of Southeast Planning Board
From: Ashley Ley, AICP
Date: November 18, 2016
Re: Lapcors, LLC
cc: J. Robert Folchetti & Associates, LLC

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Town of Southeast application form
- Full EAF dated 11/3/16
- Boundary Survey, prepared by J. Robert Folchetti & Associates, LLC, dated November 2016
- Preliminary Site Layout, prepared by J. Robert Folchetti & Associates, LLC, dated November 2016
- Preliminary Site Layout 2, prepared by J. Robert Folchetti & Associates, LLC, dated November 2016
- Photographic Map, prepared by J. Robert Folchetti & Associates, LLC, dated November 2016

PROJECT DESCRIPTION

The applicant proposes to construct commercial outdoor recreational facility. Improvements include new driveway and entrance signage, 7,800 sf administrative building, 9 gazebos, gravel parking area, septic, and recreation fields with fencing and lighting. A recreation facility is a Town Board Special Permit Use in the R-160 Zoning District.

COMMENTS

1. A more detailed statement of use should be provided to clarify whether or not the proposed use meets the definition of a recreation facility. Section 138-4 of the Code of the Town of Southeast defines "recreation" as follows"

Golf courses, dance studios, indoor health and exercise facilities, tennis courts (indoor and outdoor), indoor swimming pools, racquetball, squash and the like, excluding facilities intended primarily for spectator activities, such as, but not limited to, stadia and arenas, shooting ranges and amusement parks, automotive tracks and other similar uses or structures maintained for the amusement, patronage or recreation of the public.

2. The site should be reviewed by the Town of Southeast Wetland Inspector.

3. The use is proposed to be open 8am to 10pm seven days a week (including holidays). The proposed use is located in a residential area. The Planning Board should consider recommending that the Town Board reduce the hours of operation, or place similar restrictions, to avoid potential noise impacts to neighbors.
4. Additional explanation as to the use and appearance of the various structures on the site plan is required. It is unclear what the various areas are proposed for.

RECOMMENDED ACTIONS

At the November 18, 2016 Planning Board meeting, AKRF recommends that the Planning Board classify the proposed project as an Unlisted/Coordinated Action under SEQRA and TOSE Major Project.

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Turk Hill Partners Lot 7

S/B/L: 67.16-16-1-33

Zone: R-60

Description: 0.05 acres of Town of Southeast wetland buffer disturbance proposed for new driveway to permit construction of proposed single-family dwelling, driveway, well, & septic.

Engineer: Insite Engineering

SEQR ACTIONS COMPLETED:

TYPE OF ACTION: Type II

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

Date:
Date:
Date:
Date(s):

MAJOR/MINOR PROJECT: Minor Wetland Permit

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

Yes No

- Town Board
- Town of Southeast ARB
- Wetland Permit
- Historic Sites Commission (NOTE: Review independent of Wetland Permit)
- Town Highway Department
- MS4 Permit (NOTE: Review independent of Wetland Permit)
- E-911 Coordinator (NOTE: Review independent of Wetland Permit)
- County Planning Department (GML)
- County Highway Department (NOTE: Review independent of Wetland Permit)
- County Health Department (NOTE: Review independent of Wetland Permit)
- NYSDEC
- NYCDEP (NOTE: Review independent of Wetland Permit)
- NYSDOT
- 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
11/18/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Classify as Type II Action under SEQRA and TOSE Minor Wetland Permit per 78-4.H(3).
- 2) Consider Wetland Permit Approval (pending sign off from Stephen Coleman)

NOTE: Requires Historic Sites Review (referral from BI not PB)

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

INTRODUCED BY:

LaPerch

DATE: November 28, 2016

SECONDED BY:

Armstrong

WHEREAS, an application is being made for **TURK HILL, LOT 7** for a Wetland Permit for 0.05 acres of Town of Southeast wetland buffer disturbance to construct a single-family dwelling, driveway, well and septic on a property located at 5 Tea House Lane, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 67.16-1-33, and is located in the R-60 Zoning District; and

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

1. Short Environmental Assessment Form (EAF) dated 11/7/16
2. Memorandum to Chairman LaPerch from Insite Engineering, dated 11/7/16
3. Statement of Use, prepared by Insite Engineering, dated 11/7/16
4. Wetland Buffer Monitoring & Maintenance Plan, prepared by Insite Engineering, dated 11/7/16
5. A-1, Aerial Map, prepared by Insite Engineering, dated 11/7/16
6. SD-1, Site Development Plan, prepared by Insite Engineering, dated 11/7/16
7. EC-1, Erosion & Sediment Control Plan, prepared by Insite Engineering, dated 11/7/16
8. D-1, Details, prepared by Insite Engineering, dated 11/7/16

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

yes
yes
yes
yes

D. Rush, Vice Chairman

yes
yes
yes

P. Wissel, Boardmember

D. Armstrong, Boardmember

E. Cyprus, Boardmember

M. Hecht, Boardmember

P. Jonke, Boardmember

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, NY
RESOLUTION
WETLAND PERMIT APPROVAL**

INTRODUCED BY:

T. LaPerch

DATE: November 28, 2016

SECONDED BY:

M. Hecht

WHEREAS, TURK HILL PARTNERS LOT 7 as the Applicant/Owner of certain properties located at 5 Tea House Lane in the R-60 Zoning District in Town of Southeast and known and designated as Tax Map Number 67.16-1-33 has submitted an application for a Wetland Permit for 0.05 acres of Town of Southeast wetland buffer disturbance to permit construction of proposed single-family dwelling, driveway, well, and septic; and,

WHEREAS, the Town of Southeast Wetlands Consultant issued a report and recommendation dated 11/23/16 in connection with the Proposed Action, as depicted on drawings dated 11/7/16 and prepared by Insite Engineering; and

WHEREAS, the Town of Southeast Planning Board, acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), found the proposed action to be a Type II Action under SEQRA and thus no further environmental review is required;

WHEREAS, the Planning Board finds that there is sufficient reason in the record to support the grant of a wetlands permit in connection with said application; and

NOW, THEREFORE, BE IT RESOLVED, that after reviewing the maps, plans and submissions of the Applicant, together with the Report and Recommendation of the Wetlands Consultant dated 11/23/16 (the "Report") which is incorporated herein by reference, the Planning Board of the Town of Southeast hereby GRANTS a permit to allow a portions of the proposed activity to occur within the regulated wetland/wetland buffer area as shown on the proposed plan on file with the Planning Board and Building Department subject to the conditions and mitigations set forth in the Report.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

yes

P. Wissel, Boardmember

yes

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

P. Jonke, Boardmember

yes

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

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

MEMORANDUM

To: Thomas LaPerch, Chairman
Members of the Planning Board
From: Stephen W. Coleman
Date: November 23, 2016
Re: Turk Hill Partners – Lot 7 – wetland review

Based upon a site visit on 11-18-16, and review of the proposed site plans, the proposed installation of a driveway to serve a single family residence is considered a Minor Wetlands Permit application under Chapter 78-4 (H).

Comments:

1. The wetlands boundary accurately reflects existing field conditions that are present on the adjacent parcel. The wetlands boundary as depicted on the site plan is consistent with the criteria for delineating wetlands as outlined in Chapter 78 of the Code of the Town of Southeast. The regulated 166 ft. wetland buffer line extends into the subject parcel.
2. The proposed project wetland impacts are restricted to the wetland buffer for construction of a driveway from Tea House Lane. The total disturbance is 0.05 acres. The applicant has proposed a wetland buffer mitigation planting plan along both sides of the proposed driveway. The planting plan includes native trees, shrubs and a conservation seed mix. The proposed buffer planting plan will adequately mitigate the proposed buffer disturbance and is in compliance with the standards outlined in Chapter 78.
3. The applicant has proposed the use of 3 ft. diameter boulders to demarcate the wetland buffer line. The boulders are shown to be placed at 50 ft. intervals. I recommend that the boulders be spaced at 25 foot intervals to create more of a permanent demarcation.
4. The applicant has submitted a 3 year wetland and wetland buffer monitoring and maintenance plan which is consistent with Town standards.

Recommendation:

The proposed application is in compliance with the standards and criteria outlined in Chapter 78. It is my recommendation that a wetlands permit be approved for this project, subject to the plans being revised for the boulder wall placement. Please let me know if you have further questions or require additional information.



Jacobson

November 17, 2016

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

Re: Axel Development Subdivision
Turk Hill Partners – Lot 7
Wetland Review
NLJ #0001-0775

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through November 8, 2016:

- Item 1: Letter from John M. Watson, P.E. to Chairman LaPerch and Members of the Board, dated November 7, 2016.
- Item 2: Town of Southeast Application for Wetland Permit dated 10-15-16, accompanied by Town of Southeast Site Plan Application Checklist, Waiver Request Letter dated November 7, 2016, Statement of Use, Wetland Buffering Monitoring and Maintenance Plan, Short Environmental Assessment Form, List of Properties within 500' and Aerial Photo.
- Item 3: Set of three (3) drawings entitled: "Turk Hill Lot #7, 5 Tea House Lane, town of Southeast, Putnam County, New York", scale as noted, dated 11-07-16, prepared by Insite Engineering Surveying & Landscape Architecture, P.C.

The subject application proposes to develop Lot #7 of the Axel Development Subdivision. Since the subdivisions original approval in 2002 the wetland setbacks have changed, therefore requiring a revised submission.

We have the following comment:

1. The current area of disturbance for the proposed project exceeds 5,000 s.f. As such, this project will require coverage under the current State Pollution Discharge Elimination System (SPDES) Construction Stormwater General Permit (GP-0-10-001) is required. As the Town of



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Axel Development Subdivision

Turk Hill Partners – Lot 7

Wetland Review

NLJ #0001-0755

November 17, 2016

Page 2

Southeast is designated as the regulating Municipal Separate Storm Sewer System (MS-4), the Town is responsible for review of the SWPPP and must submit an MS-4 Acceptance Form to the NYSDEC upon completion of that review.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
Insite Engineering

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Proj. Name: Turk Hill Partners Lot 8

S/B/L: 67.16-1-24 **Zone:** R-60

Description: Construction of proposed single-family dwelling and septic within the Town of Southeast wetland buffer area. Proposed well and driveway are outside of the wetland buffer.

Engineer: Insite Engineering

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 Wetland Permit

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

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

- | | | |
|-------------------------------------|-------------------------------------|----------------------------------|
| Yes | No | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town Board |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town of Southeast ARB |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wetland Permit |
| <input checked="" type="checkbox"/> | <input 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"/> | E-911 Coordinator |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | NYSDOT |
| <input type="checkbox"/> | <input checked="" 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
11/18/16	

RECOMMENDED ACTION FOR MEETING:

- 1) Declare Intent to be Lead Agency for Unlisted/Coordinated Action
- 2) Set public hearing on wetland permit

NOTE: Requires Historic Sites Review (referral from BI not PB)

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

INTRODUCED BY: *LaPerch*

DATE: November 28, 2016

SECONDED BY: *Armstrong*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a Wetland Permit, and other supporting documents for a project entitled **TURK HILL, LOT 8**; and

WHEREAS, the proposed project is located at 10 Tea House Lane in the R-60 Zoning District in the Town of Southeast and identified as Tax Map ID 67.16-1-24 ; and

WHEREAS, the applicant proposes construction of a single-family dwelling and septic within the Town of Southeast wetland buffer area where the proposed well and driveway are outside of the wetland buffer; and

WHEREAS, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information must be mailed to all involved agencies notifying them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date that the aforementioned information is mailed to involved agencies, and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Southeast hereby authorizes the mailing to all Involved Agencies of the aforementioned information, together with Notice that the Planning Board of the Town of Southeast intends to declare itself Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action, unless objection to such designation is received within thirty (30) days.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
P. Wissel, Boardmember	<u>yes</u>	D. Armstrong, Boardmember	<u>yes</u>
E. Cyprus, Boardmember	<u>yes</u>	M. Hecht, Boardmember	<u>yes</u>
P. Jonke, 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



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

MEMORANDUM

To: Thomas LaPerch, Chairman
Members of the Planning Board
From: Stephen W. Coleman
Date: November 23, 2016
Re: Turk Hill Partners – Lot 8 – wetland review

Based upon a site visit on 11-18-16, and review of the proposed site plans, I offer the following wetland review comments:

History:

This lot was previously approved in 2002. Due to changes in the wetlands regulations, the regulated wetland buffer went from 100 feet to 166 feet. As a result, a large percentage of the proposed development, including the majority of the house footprint, and primary septic and expansion areas fall within the regulated wetland buffer.

Comments:

1. The wetlands boundary accurately reflects existing field conditions that are present on the subject parcel. The wetlands boundary as depicted on the site plan is consistent with the criteria for delineating wetlands as outlined in Chapter 78 of the Code of the Town of Southeast. The wetlands would be subject to a 166 ft. wetland buffer.
2. The intent of Chapter 78 is to avoid wetland and wetland buffer impacts to the greatest extent feasible. The amount of disturbance within the regulated wetland buffer could be significantly reduced by looking at alternative layouts for the proposed house. The house layout and driveway could be re-designed to shift the house to the side yard setback and re-orient the house and driveway so that a larger portion is pulled further out of the wetland buffer. Evergreen screening along the side property line would minimize issues with the adjoining property to the west. An alternative layout should be presented for further review.
3. The current plan will result in 14,500 square feet of wetland buffer disturbance. The applicant has proposed 8,200 square feet of buffer mitigation. The recommended mitigation ratio for buffer disturbance is 1:1 replacement. The mitigation planting plan should be expanded to bring it into compliance with the Town's established protocols. The proposed planting plan is too sparse and does not provide adequate coverage with trees, shrubs and understory ground covers. Ground covers should be added in lieu of total reliance on a conservation seed mix. The quantity and spacing of trees and shrubs and ground covers needs to be much denser to provide a meaningful vegetated buffer and separation from the residential activities.
4. Construction details should be provided on site preparation and installation of plantings.

5. Permanent fencing or barriers that identify and protect the wetland buffer should be added to the proposed site plan. The barrier should be located on the interior side of the proposed mitigation planting and extend along the entire length of the property (north to south).
6. The type and location of stormwater practices should be shown on the revised site plan. If these are to be installed within the wetland buffer, this additional disturbance should also be mitigated.
7. A 3 year wetland buffer monitoring and maintenance plan has been provided and complies with Town standards.

This completes my preliminary comments at this time. The applicant should address the above comments and provide a revised site plan for further review. Please let me know if you have further questions or require additional information.



November 17, 2016

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

Re: Axel Development Subdivision
Turk Hill Partners – Lot 8
Wetland Review
NLJ #0001-0775

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through November 8, 2016:

- Item 1: Letter from John M. Watson, P.E. to Chairman LaPerch and Members of the Board, dated November 7, 2016.
- Item 2: Town of Southeast Application for Wetland Permit dated 10-15-16, accompanied by Town of Southeast Site Plan Application Checklist, Waiver Request Letter dated November 7, 2016, Statement of Use, Wetland Buffering Monitoring and Maintenance Plan, Short Environmental Assessment Form, List of Properties within 500' and Aerial Photo.
- Item 3: Set of three (3) drawings entitled: "Turk Hill Lot #8, 10 Tea House Lane, town of Southeast, Putnam County, New York", scale as noted, dated 11-07-16, prepared by Insite Engineering Surveying & Landscape Architecture, P.C.

The subject application proposes to develop Lot #8 of the Axel Development Subdivision. Since the subdivisions original approval in 2002 the wetland setbacks have changed, therefore requiring a revised submission.

We have the following comments:

1. The current area of disturbance for the proposed project exceeds 5,000 s.f. As such, this project will require coverage under the current State Pollution Discharge Elimination System (SPDES) Construction Stormwater General Permit (GP-0-10-001) is required. As the Town of



Jacobson

Mr. Thomas LaPerch, Chairman

Re: Axel Development Subdivision

Turk Hill Partners – Lot 8

Wetland Review

NLJ #0001-0755

November 17, 2016

Page 2

Southeast is designated as the regulating Municipal Separate Storm Sewer System (MS-4), the Town is responsible for review of the SWPPP and must submit an MS-4 Acceptance Form to the NYSDEC upon completion of that review.

2. The proposed footing and roof drain outlet locations should be directed to the east and not allowed to discharge toward the gutter line of Tea House Lane.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.

M. Bruen
M. Stancati
A. Ley
Insite Engineering

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

November 29, 2016

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

RE: DURANTE RENTALS, 11 Fields Lane, Tax Map ID 78.-2-72

Dear Boardmembers:

At the November 28, 2016 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.

<u>PROJECT</u>	<u>AMOUNT</u>
DURANTE RENTALS	\$9,640.00

The Planning Board further resolved that the following maintenance bond must be posted as a condition of the release of the Performance Bond:

<u>BOND TYPE</u>	<u>DURATION</u>	<u>AMOUNT</u>
LANDSCAPE	2 YEARS	\$2,000.00

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

Attachment

cc: Town Attorney
Town Clerk
Town Engineer
Building Inspector
Durante Rentals
Planning Board File



Jacobson

November 23, 2016

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

Re: Durante Rentals
11 Fields lane
Request for Release of Performance Bond
NLJ #0001-0984

Dear Mr. LaPerch:

The above referenced bond, in the amount of \$9,640, was taken to guarantee completion of landscaping on the subject project which included 24 Norway Spruce Trees. Recent inspections have confirmed that all the trees were planted, but that up to 6 of the trees have not survived. Because of the seasonal weather conditions these trees will have to be replaced in Spring of 2017.

It has been Planning Board policy to retain a 2-year maintenance bond, after installation, to insure the viability of plantings associated with approved landscaping plans. In this case, the maintenance bond, which is typically held as 20% of the original bond amount, would be in place the guarantee the replanting of the 6 trees.

As such we have no objection to the release of the \$9,640 performance bond, subject to the retainage of a 2-year maintenance bond in the amount of \$2,000 to guarantee the replacement of any trees that are determined to not be viable.

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