

TOWN OF SOUTHEAST
1360 Route 22
Brewster, New York 10509
Thursday, June 18, 2020
WORK SESSION/REGULAR MEETING 7:00 P.M.

NOTICE OF TOWN BOARD MEETING AND AGENDA

Please Note: This meeting will take place by videoconferencing and it will be recorded. It will be posted on the Town's Website southeast-ny.gov and a transcript of the meeting will be posted within thirty (30) days of the meeting.

If you have any questions that you would like to address with Town Board during this meeting, please e-mail your questions to thay@southeast-ny.gov before 6:00 P.M. the day of the meeting and the Board will respond to your inquiry at the end of the meeting during "public comment."

To join the meeting:



1. **If you have not used Zoom before:** Please download the free app prior to the meeting so you are ready when the meeting starts:

<https://zoom.us/download>

2. **Join from your computer, tablet or smartphone click the following link:**

<https://us02web.zoom.us/j/89325988467?pwd=dFZkOSt6cmxEYlNtbnEJWjNBUzNSdz09>

When prompted, please provide your full name.

OR

3. **You can also dial in by using your phone:**

Call-in number: 1-929-436-2866

Meeting ID: 893 2598 8467

Meeting Password: 132499

For Additional Zoom FAQs and tutorials:

<https://support.zoom.us/hc/en-us/categories/200101697-Getting-Started>



**TOWN OF SOUTHEAST
1360 Route 22
Brewster, New York 10509
Thursday, June 18, 2020
WORK SESSION/REGULAR MEETING 7:00 P.M.**

Pledge of Allegiance

Notation of Exits

Turn Off/Put on Vibrate – All Electronic Devices

Work Session:

1. Discussion – Peddling & Soliciting , Article I, Chapter 103-1 – 103-5

Regular Meeting:

1. Correspondence
2. Approval of Voucher List
3. Budget Transfers
4. Setting of Meeting Dates and Public Hearings

All meetings will be held at 1360 Route 22, Brewster, New York
At 7:00 P.M. unless otherwise noted:

Thursday, July 9, 2020

Thursday, July 23, 2020

5. Resolution – Local Law – Chapter 54, Section 54-13 Burning Permits
6. Resolution – Final Site Plan, Special Permit, and Wetland Permit Approval For Stateline /Retail Center/Restaurant Depot -
7. Resolution – Authorize Additional Expenditure To Purchase Highway Equipment – Steep Slope Mower
8. Resolution – Authorize Additional Expenditure To Purchase Highway Equipment – Small Dump Truck
9. Motion – Set PH for July 9, 2020 – Recreation Advisory Board
10. Supervisor’s Financial Report

Recognition of Public/Public Comment – Must be submitted by e-mail to the Town Board not later than 6:00 P.M. the night of the meeting.

Recognition of Town Board/Town Board Comment

WS #1

*Town of Southeast, NY
Tuesday, June 16, 2020*

Chapter 103. Peddling and Soliciting

Article I. General Prohibition

§ 103-1. Title; legislative findings.

This chapter shall be known and be cited as the "Peddling, Vending and Soliciting Law of the Town of Southeast." It is hereby found and determined that the act of peddling, vending and soliciting within the Town has a significant impact upon the quality of life of the residents of the Town, including the health, safety and welfare thereof. It is further found that the unregulated act of peddling, vending and soliciting presents a significant disadvantage to other established businesses within the Town which pay rent, taxes, expenses and fees for the privilege of doing business within the Town and should, therefore, not be condoned or permitted.

§ 103-2. Peddling and soliciting prohibited.

Except as may be otherwise permitted by general or special law, it shall be unlawful for any person, corporation, partnership, company, unincorporated association, agent or principal thereof, or any other entity to engage in or act as a peddler, vendor, solicitor or commercial traveler, as herein defined, within the jurisdictional boundaries of the Town of Southeast.

§ 103-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

COMMERCIAL TRAVELER

A person or entity doing business through the act of renting a room or suite of rooms in a hotel, motel or inn, commercial building or private dwelling or open space, including a parking lot, for temporary occupancy which does not exceed 60 days, for the purpose of using said premises to sell, offer for sale or solicit orders for goods, services, merchandise or money to or from members of the public.

PEDDLER

Any person who, being uninvited by the home or business owner, engages in the merchandising of any goods, wares, commodities, books, periodicals or services by going from house to house or place of business to place of business.

SOLICITOR

Any person who solicits contributions of goods and/or money by going from house to house or from place of business to place of business or by temporarily occupying a room, building or other premises with the Town for such purpose.

TEMPORARY OCCUPANCY

A store, room, building, tent, enclosure, parking lot or structure of any kind intended to be used or occupied for the period of time necessary to peddle, vend or solicit the merchandise sold therein.

In all prosecutions for the violation of this chapter, the intent of the defendant to conduct an established place of business shall be an affirmative defense, and the burden of proving such intent shall be upon the defendant in such prosecution.

VENDOR

A person who engages in the act or occupation of selling or offering for sale from a fixed location or locations, and at times and from time to time, goods, wares or merchandise, meats, fish, produce and prepared foods from any portable cart, stand, vehicle or display device of any nature.

§ 103-4. Exemptions.

The provisions of this chapter shall not apply to the following:

- A. Any person soliciting at the express invitation of the person solicited.
- B. A wholesaler or distributor selling articles to dealers or merchants who have an established place of business within the Town.
- C. A child regularly attending any public, private or parochial school; veterans organizations; fraternal organizations; civic groups; churches; or religious organizations or sects; provided, however, that such child or member of such exempt organization shall carry on an otherwise prohibited conduct only in connection with an authorized activity of the school which the child attends or another school which has authorized such child to carry on the activity or, in the case of an exempt organization, which has authorized such member to carry on the activity. It shall be required, however, that prior to the commencement of such otherwise prohibited conduct, the school or otherwise exempt organization for which the activity shall be carried on shall notify the Clerk of the Town, in writing, of the intention of such school or exempt organization to conduct such activity within the Town, together with a brief description thereof.

§ 103-5. Penalties for offenses.

Any person, corporation, partnership, company, unincorporated association, agent or principal thereof; or any other entity who shall act as a commercial traveler, peddler, solicitor or vendor, as defined herein, or who shall violate any other provision of this chapter shall be guilty of a violation and punishable by a fine not to exceed \$1,000 or imprisonment for not more than 15 days, or both. Each day upon which such violation continues shall constitute a separate offense.

**Town of Southeast
Accounting Department
1360 Route 22
Brewster, NY 10509**

R#3

Town Accountant
Ronald Hund

Tel. (845) 279-7338

Account Clerk
Helena Hansen

Fax. (845) 279-3664

rhund@southeast-ny.gov
hhansen@southeast-ny.gov

MEMO TO: Tony Hay

FROM: Ron Hund *RH*

DATE: June 12, 2020

RE: Budget Transfers

Attached are the budget transfers that must be put on the agenda for approval at the Town Board meeting on June 18, 2020.

CC. Town Board
Town Clerk

BUDGET TRANSFER and APPROPRIATION INCREASE REQUEST					
To: Budget Officer Town Board					Date: 6/18/2020
Prepared By:	Town Accountant				
From Account Code	Description	Amount	To Account Code	Description	Amount
GENERAL FUND - A A000-1989-400-000	Contingency	5,622.00	A000-6010-411-000	Superintendent of Highways Professional/Technical Services Bathroom Repairs	5,622.00
A000-6010-408-000	Superintendent of Highways Conference/Seminar/Training	200.00	A000-6010-401-000	Superintendent of Highways Supplies/Material Supplies	200.00
A000-7142-401-000	Volunteer Park Supplies/Material	160.00	A000-7142-411-000	Volunteer Park Professional/Technical Services Rake and Seed	160.00
GENERAL FUND - B B000-8020-411-000	Planning Board Professional/Technical Services	20.00	B000-8020-202-000	Planning Board Computer Software Software	20.00
RESIDENTIAL REFUSE - SR SR00-8160-411-000	Refuse and Garbage Professional/Technical Services	253.00	SR00-8160-401-000	Refuse and Garbage Supplies/Material E- Waste Shed	253.00
PEACH LAKE SEWER SS3 SS03-8130-411-000	Sewage Treatment & Disposal Professional/Technical Services	2,243.00	SS03-8130-210-000	Sewage Treatment & Disposal Other Equipment Equipment	2,243.00
BREWSTER HEIGHTS WATER SW1 SW01-8320-411-000	Source of Supply, Power, Pumping Professional/Technical Services	3,646.00	SW01-8320-425-000	Source of Supply, Power, Pumping Water Charges Diesel Fuel Water Charges	3,646.00
PEACEABLE HILL WATER - SW5 SW05-8320-411-000	Source of Supply, Power, Pumping Professional/Technical Services	619.00	SW05-8320-401-000	Source of Supply, Power, Pumping Supplies/Material Supplies	619.00
BIRCH HILL WATER - SW9 SW09-9961-900-000	Transfer to Debt Service Fund	310.00	SW09-8320-411-000	Source of Supply, Power, Pumping Professional/Technical Services Repairs	310.00
INCREASE APPROPRIATIONS BY USING UNAPPROPRIATED, UNRESERVED FUND BALANCE OR UNANTICIPATED REVENUES (Increase Appropriation and Revenue Budget)					
OLD TOWN HALLGRANT- CD2 CD02-3097-000-000	State Aid, Capital Projects	28,750.00	CD02-1620-200-000	Buildings, Equipment & Capital Grant Expenses	28,750.00
BLACKBERRY WATER - SW6 SW06-0599-000-000	Appropriated Fund Balance	19,448.00	SW06-8320-210-000	Source of Supply, Power, Pumping Other Equipment Equipment	19,448.00

2020 Sub-Contingency Report

Beginning Balance 1/1/20

\$ 50,000.00

Subtotal Sub-Contingency

\$ 50,000.00

Deductions:

0.00

Total

\$ 50,000.00

Proposed Deductions:

0.00

Pending Balance 12/31/20

\$ 50,000.00

Note:

R = resolution

A = proposed budgetary amendment

C#5

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

RESOLUTION ADOPTING LOCAL LAW #6 of 2020

RESOLUTION NO. _____ /2020

DATE: June 18, 2020

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, a resolution having been adopted by the Town Board of the Town of Southeast for a public hearing to be held by said Town Board to hear all interested parties on a proposed local law which would amend Chapter 54 of the Town Code to codify the requirements for obtaining a burning permit; and

WHEREAS, notice of said public hearing was advertised in an official newspaper of the Town of Southeast in the manner prescribed by law, such public hearing was held on June 4, 2020 and all interested persons were given an opportunity to be heard at that time; and

WHEREAS, it is the sense of this Town Board that the proposed local law will help promote the general health, safety and welfare of the public.

NOW, THEREFORE, BE IT

RESOLVED, the Town Board of the Town of Southeast hereby adopts Local Law No. 6 of 2020 pursuant to the Municipal Home Rule Law amending Chapter 54 of the Town Code by adding a new section 54-13 entitled "Burning Permits" establishing regulations and procedures for obtaining an open burning permit; and be it further

RESOLVED, that the Town Clerk be and hereby is authorized and directed to (a) enter said Local Law in the minutes of this meeting and in the Code Book of the Town of Southeast; and (b) give due notice of the adoption of said local law by filing such with the Secretary of State of New York within the time required by law.

UPON A ROLL CALL VOTE:

Councilman Alvarez _____
Councilman Larca _____
Councilman Lord _____
Councilman O'Connor _____
Supervisor Hay _____

VOTE: carried / defeated by a vote of _____ in favor, _____ against; _____ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 18th day of June, 2020.

MICHELE STANCATI
Town Clerk

2#5a

Proposed local law #6 of 2020 entitled "An Act amending Chapter 54 of the Town Code "Buildings and Fire Prevention" to enact a new §54-3 entitled "Burning Permits"

SECTION I

A new §54-13 is added as follows:

§54-13 BURING PERMITS

A. Open Burning Prohibited.

It shall be unlawful for any person to burn, kindle, maintain, suffer, allow or conduct an open burning or open fire unless such activity is undertaken pursuant to a valid permit issued pursuant to this section and/or the provisions of New York State law and New York State Department of Environmental Conservation regulations.

B. Definitions.

Acquired structure - A structure donated or loaned from a property owner for the purpose of conducting fire training.

Agricultural land - The land and on-farm buildings, equipment, manure processing and handling facilities, and practices that contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a 'commercial horse boarding operation' and 'timber processing.' Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

Agricultural waste - Any waste from naturally grown products such as vines, trees and branches from orchards, leaves and stubble. In addition, any fully organic waste either grown or generated on the premises, including but not limited to paper feed bags, wood shavings used for livestock bedding, baling twine, and other non-plastic materials. *Agricultural waste* does not include pesticide containers, fertilizer bags, large plastic storage bags (including bags commonly known as "Ag bags"), offal, tires, plastic feed bags, and other plastic or synthetic materials.

Camp fire - A camp fire or any other outdoor open fire less than three feet in height, and less than four feet in length and width or diameter.

Garbage/Refuse/Rubbish - All waste material, including, but not limited to garbage, rubbish or dead animals; animal and vegetable waste material resulting from the handling, preparation, cooking and serving of food; solid or liquid waste material, including, but not limited to, paper products, rags, leaves, vines, lawn and garden debris, furniture, cans, crockery, cartons, plastics, chemicals, paint, grease, slugs, oils or other petroleum based products, wood and sawdust; construction and demolition materials; tires, automobiles and other vehicles and parts, which are junk, for salvage or disposal.

On-site burning - The burning of material, grown or generated on a particular property, in an open fire on the same property. For purposes of this definition, the *same*

property shall include only property that is geographically contiguous and under the control or ownership of the same person.

Open fire - Any outdoor fire or outdoor smoke producing process from which air contaminants are emitted directly into the outdoor atmosphere. Open fires include burning in barrels or modified barrels. *Open fires* do not include burning in outdoor furnaces or boilers that are used to heat buildings when the devices are actually used for such purpose, fires in camp fires, barbecue pits, outdoor candles, outdoor fireplaces, and wood, gas or charcoal grills designed for cooking food for human consumption.

Untreated wood - For the purposes of this Section, any wood or lumber which is not chemically treated, coated, stained, sealed, glued or otherwise adulterated. *Untreated wood* does not include such materials as pressure treated lumber, plywood, particle board, fiberboard, and oriented strand board.

C. Permit required.

Burning in an open fire, provided it is not conducted in contravention of this section nor contrary to other laws and regulation, will be allowed only upon the issuance of a written Burn Permit issued by the office of the Town Clerk, in each instance first obtained, on a form prescribed by the Town Board.

D. Restrictions.

1. A Burn Permit is only valid between May 15th and March 15th of the succeeding calendar year.
2. The Burn Permit shall be issued for a thirty (30) day period only and may be renewed provided that there are no outstanding violations of this section.
3. Burning may only be conducted from 8:00 AM to dusk, Monday through Saturday only. No burning is permitted on Sunday or on any legal holiday.
4. No additional material may be added to an open burn pile less than three hours prior to dusk on any given day.
5. No person shall start or maintain an open fire within fifty (50) feet of any building or structure.
6. Materials permitted to be burned pursuant to a Burn Permit shall be limited to brush and tree limbs not more than six inches in diameter and eight feet in length and dry shrubbery.
7. Leaves, plastics (including bags), trash, garbage/refuse/rubbish, tires, synthetic materials, chemically treated wood, wood that has been coated, stained, painted or glued, petroleum based products, plywood, fiberboard, particle board, oriented strand board and/or any other construction materials or debris are prohibited from being burned at any time.
8. Piles of burning material shall be maintained at an appropriate size at all times so that it can be managed. Only one pile of burnable material may be ignited, sustained and burned at any one time on each site.

9. A Burn Permit holder or other person in excess of 18 years of age shall be in attendance of the open fire at all times. No open fire shall be left unattended until the fire is completely extinguished.
10. The Burn Permit holder and/or permitted attendant shall have sufficient means handy to control and extinguish the open fire at all times. Such means shall include at least a hose attached to a working water source with sufficient water quantity and pressure to extinguish the open fire.
11. Materials to be burned will be isolated to the extent practicable to prevent the open fire from escaping the open fire burn pile or from spreading to other combustible areas or materials in close proximity to the open burn. The pile of material to be burned shall be kept small enough for one person to maintain at all times.
12. The holder of the Burn Permit shall be solely liable for any damage to the property of another, or for personal injury to any other person resulting from fires kindled by the permit holder or his/her agents or from smoke generated by any fire kindled, ignited or sustained by the holder of the Burn Permit.
13. In the event it becomes necessary for the open fire to be extinguished by local officials or by the Brewster Fire Department or by any other fire department providing mutual aid, the Burn Permit holder may be held criminally liable and punishable by a fine as set forth in the penalty section of this chapter. In addition, the Burn Permit holder may also be held civilly liable for the costs incurred by such authorities in connection with the suppression of such fire.
14. A town enforcement official may suspend or revoke any Burn Permit where it is determined that the Burn Permit holder, his or her employees or agents, has violated any of the foregoing regulations. In the event there is a declaration of drought or enhanced threat of wild fire, such Burn Permit shall be suspended automatically for the duration of such drought emergency.

E. Exceptions.

1. No Burn Permit shall be required for barbecue grills, maple sugar arches and similar outdoor cooking devices when actually used for cooking or processing food only using propane, charcoal, or by untreated wood.
2. No Burn Permit shall be required for small fires that are used to dispose of a flag(s) or religious item, and small fires or other smoke producing processes where not otherwise prohibited by law that are used in connection with a religious ceremony.
3. No Burn Permit shall be required where burning is required on an emergency basis for disposal of explosive or other dangerous contraband materials conducted by police or other public safety organization.
4. No Burn Permit shall be required for open fires when a governmental, municipal or fire district authority is conducting an open fire in connection with the burning of an acquired structure and/or in connection with the training of personnel in fire-fighting techniques or in testing and/or maintenance of fire-fighting equipment.

F. Notification.

After issuance of a Burn Permit and not less than eight (8) hours prior to commencement of, ignition or re-ignition of a burn pile, the Burn Permit holder shall notify the Putnam County Bureau of Emergency Services of its intention to ignite the open fire. Such notification can be made by telephone at (845) 225-4860. Failure to make the required notification shall be deemed a violation of this section and may subject the Burn Permit holder to suspension or revocation of the Burn Permit together with such other fines and penalties as may be assessed pursuant to this chapter.

G. Enforcement.

The provisions of this section shall be enforced by the fire inspector, building inspector, assistant building inspector(s), code enforcement officer(s), members of the fire police of the Brewster Fire Department and/or any police or peace officer duly authorized and empowered under the laws of the state of New York.

SECTION II

§54-13 entitled "Penalties for offenses" is hereby renumber §54-14.

SECTION III

§54-14 entitled "Appeals" is hereby renumbered §54-15 and is amended to read as follows:

§54-15 Appeals.

Any applicant for a permit under this chapter or any owner, lessee, architect or agent thereof who has been denied a permit under this chapter, or who has had such permit suspended or revoked, shall have the right to appeal such decision to the Zoning Board of Appeals, provided that such appeal is filed within 60 days of such denial, suspension or revocation. The Zoning Board of Appeals shall hear and take action on such appeal at its next regular meeting following the date such appeal was filed provided such appeal was filed in a timely fashion.

C#6

TOWN BOARD

TOWN OF SOUTHEAST, NY

**RESOLUTION OF FINAL SITE PLAN, SPECIAL PERMIT,
AND WETLAND PERMIT APPROVAL
FOR
STATELINE RETAIL CENTER / RESTAURANT DEPOT**

INTRODUCED BY: _____ DATE: June 18, 2020
SECONDED BY: _____

WHEREAS, the PLI, LLC (the “Applicant”), proposes to construct a Restaurant Depot and re-subdivide 44 acres of land previously approved as the Stateline Retail Center. The Stateline Retail Center project, which was the subject of an Environmental Impact Statement, included a two-lot subdivision, 184,800 square foot large retail establishment, and 14,800 square foot 2-story office building. The current project would relocate the property line between Lots 1 and 2, and would subdivide Lot 2 into two parcels. The resulting Lot 1 would be 4 acres, Lot 2 would be 11.3 acres, and Lot 3 would be 28.7 acres. A 57,500 square foot Restaurant Depot store (large retail establishment) is proposed for Lot 2. A 127,300 square foot large retail use is conceptually proposed for Lot 3, and a 14,800 square foot office building is conceptually proposed for Lot 1 (the “Proposed Project”). Lots 1 and 3 would be developed at a later date, and shall be subject to a separate site plan approval. The new development program would have the same overall square footage and a similar development footprint to the originally approved project. The property is located on US Route 6/202 to the east of Old Nichols Road, to the west of Dingle Ridge Road and immediately north of Interstate 84, in the Town of Southeast, Putnam County, New York, and identified as tax map numbers 68.-2-48.1 and 68.-2-48.2, and zoned Special Route 6 (SR-6) (the “Project Site”). The proposed project requires subdivision approval from the Planning Board, and Site Plan, Wetland Permit, and Special Permit from the Town Board; and

WHEREAS, the Town of Southeast Town Board (the “Town Board”) is in receipt of the following drawings, prepared by Insite Engineering, Surveying, & Landscape Architecture, PC, related to the Site Plan, Special Permit, and Wetland Permit application:

Drawing No. & Title	Last Revised
SMP-1 Site Master Plan	6/10/2020
EX-1 Existing Conditions Plan	6/10/2020
SP-1.1 Proposed Layout & Landscape Plan	6/10/2020
SP-1.2 Proposed Layout & Landscape Plan	6/10/2020
SP-2 Proposed Grading & Utilities Plan	6/10/2020
SP-3 Proposed Erosion Control Plan	6/10/2020
SP-4 Proposed Site Plan	6/10/2020
LP-1 Proposed Lighting Plan	6/10/2020
VMP-1 Vehicle Maneuvering Plan	6/10/2020
PR-1 Road Profiles	6/10/2020
D-1 Details	6/10/2020
D-2 Details	6/10/2020
D-3 Details	6/10/2020

Drawing No. & Title	Last Revised
D-4 SSTS Details	6/10/2020
Final Subdivision Plat	6/10/2020

; and,

WHEREAS, the Town Board is in receipt of the following drawings, prepared by ADA Architects, Inc., related to the related to the Site Plan, Special Permit, and Wetland Permit application:

Drawing No. & Title	Last Revised
EL-2b Preliminary Elevations	5/27/2020
SK-5c Preliminary Fixture Plan	12/9/2019
Rendering	5/07/2020
Rendering	5/22/2020

; and,

WHEREAS, the Town Board is in receipt of the following documents related to the related to the Site Plan, Special Permit, and Wetland Permit application:

1. Full Environmental Assessment Form (FEAF), drafted by Jeffrey J. Contelmo, PE, dated 1/17/20
2. Traffic Assessment Memorandum, prepared by Maser Consulting, P.A., 12/9/2019
3. Traffic Response and Report, prepared by Maser Consulting, P.A., dated 01/30/2020
4. Traffic Response and Report, prepared by Maser Consulting, P.A., dated 02/28/2020
5. Revised Traffic Assessment Memorandum, prepared by Maser Consulting, P.A., dated 3/11/2020
6. Amended Stormwater Pollution Prevention Plan (ASWPPP), prepared by Insite Engineering, Surveying, and Landscape Architecture P.C., dated 02/03/2020
7. Envisor Equipment Screen Specification Data (6 pages), prepared by Cityscapes Inc.
8. Letter from Mary McCullough, SEQRA – HWP Unit, NYSDOT Region 8, to Chairman LaPerch, dated 3/11/2020
9. Memorandum from AKRF, Inc., to the Planning Board, dated 4/8/2020
10. Letter from Joseph Dillon, PE, to the Planning Board, dated 4/6/2020
11. Memorandum from Stephen Coleman, Town Wetland Inspector, to the Planning Board, dated 5/5/2020

WHEREAS, the Town 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 Town Board held a Public Hearing on the Proposed Project on February 20, 2020, where members of the public were invited to speak and be heard; and,

WHEREAS, the Planning Board, as Lead Agency under the State Environmental Quality Review Act (SEQRA) conducted a thorough review of the proposed project and potential environmental impacts and adopted a Negative Declaration on the Proposed Project on April 13, 2020; and

WHEREAS, the Planning Board granted Preliminary Plat approval on or about May 11, 2020; and,

WHEREAS, the Planning Board granted Conditional Final Plat Approval on or about June 8, 2020; and,

WHEREAS, the Town Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 138, "Zoning," (specifically Article IX thereof) of the Town of Southeast Code; and,

WHEREAS, the Architecture Review Board (ARB) issued a positive recommendation on the proposed Restaurant Depot building on Lot 2 to the Town Board in a resolution dated May 28, 2020, which the Town Board approved on June 4, 2020; and,

WHEREAS, development on Lots 1 and 3 is only conceptually presented, and shall be subject to site plan approval, including ARB review, at a later date; and,

WHEREAS, the ARB has not issued a recommendation or approval of any of the proposed signage or monument structures; and,

WHEREAS, the Applicant shall return to the ARB for review and approval of all signage and monument structures, and shall prepare for the ARB's review and approval tenant signage design criteria, which shall govern the tenant signage on the project site and ensure that a cohesive signage package is developed for the project; and,

WHEREAS, no signage or monument structures shall be erected on the site until the tenant signage design criteria has been reviewed and approved by the ARB; and,

WHEREAS, the Town Board is in receipt of minutes from the Zoning Board of Appeals (ZBA) dated May 18, 2020 granting variances for the manufactured slope; and,

WHEREAS, the Town received a positive recommendation from the Putnam County Department of Planning, Development and Public Transportation dated February 24, 2020; and,

WHEREAS, the Town Board determines that the proposed project substantially conforms with the General Requirements for Conditional Use and Special Permit Approval as defined in §138-53(A) of the Code of the Town of Southeast and as identified in the table below:

General Requirements for Conditional Use and Special Permit Approval	
§138-53(A):	CONFORMS (Yes/No):
(1) The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties.	Yes.
(2) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous.	Yes.

(3) The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and buildings.	Yes.
(4) The proposed use will not require such additional public facilities or services or create fiscal burdens upon the Town greater than those which characterize uses permitted by right.	Yes.
(5) As a condition of all special permit and conditional use permits, right of entry for inspection with reasonable notice shall be provided for to determine compliance with the conditions of said permit.	<i>The Town retains its authority to administer and enforce its Town Code as appropriate for all applications.</i>
(6) As a condition of all special permits and conditional use permits, a time limitation may be imposed.	<i>The Town Board is establishing no time limitation on this application.</i>

WHEREAS, the proposed project substantially conforms with the special permit criteria for a large retail center as defined in §138-63.4 of the Code of the Town of Southeast and as identified in the table below:

Stateline Retail Center – Special Use Permit Criteria	
§138-63.4:	CONFORMS (Yes/No):
A. Any parcel shall consist of not less than 35 acres and have access via a state or county road; and	Yes.
B. Any retail use in connection with any zoning lot shall be limited to a floor area ratio (FAR) not to exceed 0.15. All other dimensional standards for any parcel shall be the same as those contained in the Commercial Zoning Schedule for the HC-1 and GC-2 zones except as they are superseded by the Town of Southeast Design Guidelines for Large Retail Establishments; and	Yes.
C. Design guidelines. All Large Retail Establishments shall comply with the following Town of Southeast Design Guidelines for Large Retail Establishments. The Planning Board, when considering the site plan, and the Town Board, when considering the Special Permit, shall consider the application’s conformance to these Design Guidelines in considering approval or denial of the application. Drawing L-1 shows a schematic layout for a Large Retail Establishment showing, in general, a number of the design elements contained in these Design Guidelines. Users of the Design Guidelines shall refer to this drawing and other drawings for clarification of the guidelines but not as a prescriptive site or building design. Table 1 provides a listing of preferred native plant species.	<i>See below for conformance with each provision of the Design Guidelines.</i>
(1) SITE DESIGN	
[a] Buffers	

<p>[1] All Large Retail Establishments shall include a 75-foot minimum Environmental Conservation Buffer vegetated buffer along the entire frontage with the exception of areas necessary for ingress or egress from the site. Stormwater management features may be included in the Environmental Conservation Buffer as long as the margins of any such feature are planted with vegetation that will reach an appropriate height for screening proposed uses within ten (10) years.</p>	<p>Yes.</p>
<p>[2] An Environmental Conservation Buffer of at least 50 feet in width shall be provided along side and rear property lines. Where a Large Retail Establishment abuts a Residential Zoning District, a minimum 100-foot Environmental Conservation Buffer shall be provided along the boundary line, unless the Town Board determines that a larger buffer is required. No building containing a Large Retail Establishment shall be closer than 250 feet from any residential use.</p>	<p>Yes.</p>
<p>[3] Existing mature vegetation shall be retained where feasible within the Environmental Conservation Buffers and within the interior of the site.</p>	<p>Yes.</p>
<p>[4] New vegetation shall be planted to create a mix of species. Native species or species known to be tolerant to urban stressors (see Table 1) are preferred to non-native species; although non-native ornamental species may be used as accents.</p>	<p>Yes.</p>
<p>[5] If any significant habitat is found on-site, no disturbance shall occur within that area or within 100 feet of the area.</p>	<p><i>No significant habitat was identified. Some disturbance would occur within the wetland buffer area, however the mitigation measures set forth in the Environmental Impact Statement (EIS) for the Stateline Retail Center Project, as updated for the Stateline Retail Center / Restaurant Depot project, will adequately mitigate any adverse impacts to onsite and offsite wetlands and associated wetland control areas.</i></p>
<p>[6] A vegetated berm not less than 3 feet in height and 6 feet in width at its top may be used where existing mature vegetation would not provide adequate screening.</p>	<p>NA</p>
<p>[7] All landscaping as shown on the approved site plan shall be maintained in a healthy growing condition throughout the duration of the use or uses being served. Any plants not so maintained shall be replaced by the property owner with healthy, new plants of comparable size, type and quality at the beginning of the next immediately following growing</p>	<p><i>This provision would be included as a condition of approval and would be handled as an enforcement action should the need arise.</i></p>

<p>season.</p>	
<p>[b] Building Location</p>	
<p>[1] Buildings shall be oriented on-site to avoid disturbance to sensitive natural and topographic features to the maximum extent practicable while presenting a “public face” to major roads.</p>	<p><i>Yes.</i></p>
<p>[2] Multiple buildings on a single site shall be oriented to achieve a unified character for the site. Individual buildings shall not be isolated by large expanses of parking lots in order to encourage safe pedestrian movement within the site.</p>	<p><i>NA. The site is proposed to be divided into three building lots with one building on each lot.</i></p>
<p>[c] Site Access</p>	
<p>[1] Driveway entrances and exits onto any street shall be provided in such a manner that no undue traffic hazards or traffic congestion will be created. A minimum of two (2) driveways shall be provided. Driveway entrances shall be spaced a minimum of 300 feet apart. Driveways shall not exceed 30 feet in width at the street line unless a greater width is required by the County of Putnam or State of New York.</p>	<p><i>Yes.</i></p>
<p>[d] Parking Lots</p>	
<p>[1] Large Retail Establishments that have more than 10 percent Gross Leasable Area in dining or entertainment uses shall use the Urban Land Institute Shared Parking methodology to calculate appropriate parking requirements in place of the required 4.0 spaces per 1,000 square feet of Gross Floor Area.</p>	<p><i>NA. Restaurant Depot will not have dining for entertainment. Other tenants have not been specified.</i></p>
<p>[2] Any parking spaces provided above the required number shall be in a separate parking area utilizing a pervious paving technique (see Drawing L-1). Alternatively, additional parking areas may be “land-banked” for future development depending on use.</p>	<p><i>NA. Only Lot 2 is being developed at this time. It is anticipated that this would be accommodated on Lot 3.</i></p>
<p>[3] All required parking shall be provided in parking areas that are designed and laid out to avoid uninterrupted stretches of paved surfaces. Parking areas may be separated from each other by drive aisles, pedestrian walkways, stormwater management facilities, or landscaped areas (see Drawing L-1). Parking areas to the rear or side of buildings are preferred to parking areas in front of (between the major street and any side of) a building. Rear entrances to tenant spaces shall be considered in the overall site design process. Underground or structured parking may be considered and shall not be included in Gross Floor Area.</p>	<p><i>Parking has primarily been proposed for the front of the building, however, due to the topography and proposed landscaping it will be minimally visible from Route 6.</i></p> <p><i>It is anticipated that additional landscaping and screening of parking areas will be provided on Lot 3, the details of which will be provided during site plan approval for that parcel.</i></p>

<p>[4] Individual parking stalls shall be nine (9) feet by eighteen (18) feet except as required to meet Americans with Disabilities Act (ADA) requirements. Parking stalls in employee parking areas may be eight (8) feet by eighteen (18) feet.</p>	<p>Yes.</p>
<p>[5] Parking areas shall have a minimum 10-foot wide, curbed planting island around the perimeter with appropriate gaps for vehicular access. Such raised planting islands and the landscaping within them shall be designed and arranged in such a way as to provide vertical definition to major traffic circulation aisles, entrances and exits, to channel internal traffic flow and prevent indiscriminate diagonal movement of vehicles and to provide relief from the visual monotony and shadeless expanse of a large parking area. Planted bio-swales may be substituted for raised parking islands (see Drawings LD-4, LD-5, and LD-6).</p>	<p>Yes. <i>It is anticipated that additional landscaping and screening of parking areas will be provided on Lot 3, the details of which will be provided during site plan approval for that parcel.</i></p>
<p>[6] Large parking areas of 50 spaces or more shall have additional planting islands a minimum of eight (8) feet in width within the parking area between every second parking module (defined as a 60-foot-wide area containing two rows of parking separated by a drive aisle).</p>	<p>Yes.</p>
<p>[7] There shall be a provision for separate pedestrian flow to building entrance(s) outside of drive aisles for each parking area.</p>	<p>Yes.</p>
<p>[8] Twenty-five (25) percent of calculated required parking shall be provided in a designated employee-only parking area that utilizes a pervious paving technique. Where possible, this parking area shall be located to the rear of any building(s).</p>	<p><i>NA. Only Lot 2 is being developed at this time. It is anticipated that this would be accommodated on Lot 3.</i></p>
<p>[9] Twenty-five (25) percent of calculated required parking shall be provided in an overflow area that shall be physically separated from other parking areas by lawn or other vegetated area.</p>	<p><i>NA. Only Lot 2 is being developed at this time. It is anticipated that this would be accommodated on Lot 3.</i></p>
<p>[10] At least one tree, not less than three (3) inches in caliper measured three (3) feet above ground level at time of planting, shall be provided within a planting island for each ten (10) parking spaces in the parking area (see Drawing LD-3).</p>	<p>Yes.</p>
<p>[11] Bicycle parking racks shall be provided in a location no further than 200 feet from a building entrance and not to the rear of any building.</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[e] Circulation to Adjoining Parcels</p>	
<p>[1] Where a Large Retail Establishment adjoins another parcel with existing commercial development every opportunity for connecting parking areas and/or driveways shall be explored to avoid separate curb-cuts onto major roads.</p>	<p><i>Connections are proposed between Lots 2 and 3. Connection to Lot 1 would require significant wetland disturbance.</i></p>
<p>[2] Where a Large Retail Establishment adjoins a vacant commercially-zoned parcel a stub driveway shall be</p>	<p><i>No. However, compliance would require significant</i></p>

<p>established in a location conducive to creating a future internal connection point.</p>	<p><i>wetland disturbance and is not appropriate at this time.</i></p>
<p>[f] Pedestrian Environment</p>	
<p>[1] Pedestrian-scale public spaces (pedestrian walkway, square, or plaza) shall be integrated into the overall site plan to provide meaningful circulation and seating areas.</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[2] Pedestrian amenities such as seating or dining areas, fountains, gazebos, kiosks, or other such features shall be provided in any square or plaza. Amenities associated with public transit or bicycle use (bus waiting shelter, information kiosk with bus schedule, bicycle racks, or taxi waiting area) shall be incorporated into public spaces on the site.</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[3] A pedestrian walkway shall be a minimum of ten (10) feet in width and shall have street trees planted forty (40) feet on center at a minimum (not less than three (3) inches in caliper measured three (3) feet above ground level at time of planting) (see Drawing LD-3). Pedestrian walkways offering access between buildings and/or providing access to rear parking areas are not required to have planting areas or street trees.</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[4] A square or plaza shall be a minimum of thirty (30) feet in any dimension and shall include a vegetated area covering a minimum of fifty (50) percent of the total area when any one linear dimension of the square or plaza equals or exceeds fifty (50) feet (see Drawings L-2, L-3, and LD-1). (Pedestrian walkways shall not be required to meet this standard).</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[5] Building(s) shall be designed to have a front façade that has at least one (1) principal functional entry from a pedestrian walkway, square, or plaza.</p>	<p><i>Yes.</i></p>
<p>[6] No ground-level façade shall have blank (without doors or windows) walls longer than 50 feet along any pedestrian walkway, square, or plaza. Public art installations such as murals are exempt from this requirement.</p>	<p><i>The façade has been designed with architectural elements to break up the façade.</i></p>
<p>[7] Pedestrian walkways, squares, or plazas shall provide continuous pedestrian flow throughout the site and shall provide protected access through a designated crosswalk or walkway between building entrances and all parking areas.</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[8] Pedestrian walkways, squares, and plazas shall be integrated into the overall landscaping and lighting plans for the site.</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>

<p>[9] Pedestrian walkways and other surface areas of paving material shall offer a variety of pigments and textures that are in harmony with nearby buildings and other paved surfaces and are safe for pedestrian traffic, including the handicapped. Pervious surfaces shall be used wherever practicable to minimize the need for stormwater infrastructure.</p>	<p><i>It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[g] Loading & Refuse Collection Areas</p>	
<p>[1] All loading and refuse collection areas shall be screened from public views from primary driveways and pedestrian walkways, squares, or plazas and shall not be located along the front façade of any building or within any parking area. Loading and refuse collection areas shall be internal to a structure to the extent possible.</p>	<p>Yes.</p>
<p>[h] Signage</p>	
<p>[1] All signs shall be carefully integrated with other site design elements. Signs shall be designed so that they are visible and informative at the pedestrian scale. Signs shall not be mounted above the eave line of any structure or be placed in or attached to any window. Signs must comply with the provisions in Article XII of the Zoning Code.</p>	<p><i>The applicant is required to submit an application to the ARB.</i></p>
<p>[i] Lighting</p>	
<p>[1] A site lighting plan shall be provided in conformance with Article XIII of the Zoning Code. Pedestrian-scale lighting fixtures shall be provided in parking areas and along pedestrian walkways and in squares or plazas.</p>	<p>Yes.</p>
<p>[j] Storage of Merchandise</p>	
<p>[1] Any areas intended for storage or display of merchandise shall be identified on the site plan and shall be approved by the Town Board as part of the Special Permit process.</p>	<p><i>No outside storage is proposed for Lot 2. It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[2] Vending machines, ice machines, newspaper boxes, or similar equipment may not be located outside of any building.</p>	<p>Yes.</p>
<p>(2) BUILDING DESIGN</p>	
<p>[a] Building Size</p>	
<p>[1] Large single-use buildings are to be avoided. Where a large tenant is considered, the same building shall include several smaller tenants with separate exterior access to balance the scale of the larger tenant and to facilitate improved building design. In all cases, all buildings shall comply with the design parameters set forth herein.</p>	<p><i>Restaurant Depot is a large single tenant on a separate lot. It is anticipated that this would be accommodated on Lot 3, the details of which would be provided during site plan approval for that parcel.</i></p>
<p>[b] Building Height</p>	
<p>[1] Buildings may be one (1) or two (2) stories to a maximum height of 35 feet. Vertical elements such as clocktowers, cupolas, or other architectural embellishments may extend</p>	<p>Yes.</p>

<p>the total height of the building but shall be no greater than 50 feet in height (see Drawing LD-2).</p>	
<p>[c] Building Style</p>	
<p>[1] Buildings shall be designed to be compatible with buildings in the surrounding area, but in all cases shall be of high-quality design and materials. Colonial or Classic design style is considered appropriate for any location within the Town of Southeast. Examples of the types of architecture compatible with the Town's vision are shown in the Typology of Architecture pages included at the end of this Chapter. These images are not prescriptive but do show what is preferred.</p>	<p>Yes.</p>
<p>[d] Building Facades & Materials</p>	
<p>[1] Building facades shall present a varied appearance at street level and be designed to give individual identity to each building and/or use as well as to help achieve the planned pedestrian scale using features such as:</p> <ul style="list-style-type: none"> • The height of cornices, lintels and sill levels, articulated floor levels and other horizontal building features. • The spacing and proportion of columns, piers and other elements of the basic structural grid. • The spacing and proportion of window and door openings, bays or other aspects of building fenestration. • Colors, textures and the general nature of exterior materials and treatment, including building ornament and trim. 	<p>Yes.</p>
<p>[2] Blank wall exposures shall be limited. No ground-level façade shall have blank (without doors or windows) walls longer than 50 feet along any pedestrian walkway, square, or plaza. Public art installations such as murals are exempt from this requirement.</p>	<p>Yes.</p>
<p>[3] The design of building facades shall reflect the scale of existing or planned building development through modulation of vertical and horizontal elements by features such as:</p> <ul style="list-style-type: none"> • Variation in roof heights. • Changes in the predominant wall plane and/or in facade elements such as window openings and balconies. • Use of horizontal projections or recesses in the building facade such as bay windows, cornices, balustrades, etc. • Use of pitched roofs and other roof elements such as cross gables, dormer windows, turrets, and clocktowers to provide visual interest, reduce the scale of continuous roofs and break the line where the building meets the sky. 	<p>Yes.</p>
<p>[4] Treatment of the sides and rear of proposed buildings shall be in a manner substantially consistent in appearance, amenity and quality of materials to the treatment given to their front facade.</p>	<p><i>The rear façade has minimal articulation. However, those portions of the rear façade that would be intermittently visible from I-84 would be</i></p>

	<i>articulated.</i>
[5] Building facades shall be architecturally articulated horizontally so that there are breaks in the façade plane where building entrances, windows, or landscaped areas may be located.	<i>Yes.</i>
[6] Building facades shall be architecturally articulated vertically to define a pedestrian scale along any pedestrian walkway, square, or plaza. Arcades, awnings, roof- or eave-lines, or second-story windows may be used to define the pedestrian scale. (Any awning, roof, or eave that extends above a pedestrian walkway, square, or plaza shall have a minimum clear height (height from sidewalk to the bottom of any awning, roof, or eave) of eight (8) feet six (6) inches and a maximum clear height of ten (10) feet above the sidewalk and shall extend beyond the building face a minimum of five (5) feet).	<i>Yes.</i>
[7] All buildings shall have an appropriate rhythm of entrances and windows consistent with the overall size of the building and orientation to any pedestrian walkways, squares, or plazas.	<i>Yes.</i>
[8] Exterior cladding shall be consistent with the overall building style and shall include a variety of colors and textures to help articulate the main facades.	<i>Yes.</i>
[e] Building Roofs	
[1] Fully-enclosed gabled roofs (minimum pitch of 8:12) are preferred to flat roofs with parapets. On larger buildings a variety of roof-lines shall be used to break up the horizontal extent of the building. Where parapets are used, the parapet shall be provided along each façade. Parapet height is limited to ten (10) feet above the flat roof.	<i>Yes.</i>
[2] Where flat roofs are required due to building size, roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values in the table below for a minimum of 75 percent of the roof surface shall be used or a green roof on at least 50 percent of the roof area shall be used.	<i>Yes.</i>
[f] Building Materials	
[1] While synthetic materials may be acceptable, natural building materials including, but not limited to, clapboard and shingle siding, brick, stone, glass, or glass block are preferred and encouraged over synthetic materials. Generic, unadorned Concrete Masonry Units (CMUs) shall not be used as a primary exposed building material on any façade. CMUs with any type of variegated surface (e.g., Architectural Block or Split-Faced CMUs) are permitted but shall not comprise the majority of the surface area of any one façade.	<i>Yes.</i>
[2] Treatment of the sides and rear of proposed buildings shall	<i>The rear façade has minimal</i>

<p>be in a manner substantially consistent in appearance, amenity and quality of materials to the treatment given to their street frontage.</p>	<p><i>articulation. However, those portions of the rear façade that would be intermittently visible from I-84 would be articulated.</i></p>
<p>[3] Windows and doors shall be trimmed with wood or stone a minimum of four (4) inches in width.</p>	<p><i>Yes.</i></p>
<p>[g] Mechanical Equipment</p>	
<p>[1] All HVAC or similar equipment shall be screened from ground-level views and views from any roads or adjoining properties at a higher elevation.</p>	<p><i>HVAC layout has not been provided, however, the applicant proposes to fully shield all HVAC equipment with RTU screening.</i></p>
<p>D. The developer shall provide adequate proof to the Town Board, prior to the issuance of any certificate of occupancy, that the developer has contracted with a private security company for the purpose of patrolling the premises for the safety and security of its customers, employees and businesses invitees and to ensure that the premises do not become a focal point for loitering or vagrancy. Such contract, or replacements thereof, shall remain in full force and effect during the occupancy of any premises developed hereunder. Failure to adequately maintain security services for the premises shall result in the revocation of any certificate of occupancy by the Town of Southeast; and</p>	<p><i>TBD</i></p>
<p>E. The Town Board may require the inclusion of any of the foregoing conditions in a declaration of restrictive covenants executed in recordable form and to be recorded by the applicant/owner as a condition of any Special Permit approval.</p>	<p><i>TBD</i></p>

NOW THEREFOR BE IT FURTHER RESOLVED, that pursuant to the authority vested in the Town Board by Chapter 78, “Freshwater Wetlands,” of the Town Code, the Town Board hereby grants Wetland Permit Approval for the Proposed Project, as recommended by the Planning Board and subject to the conditions outlined in the memorandum from the Town Wetland Inspector dated May 5, 2020, and referenced above.

BE IT FURTHER RESOLVED, that pursuant to the authority vested in the Town Board by Chapter 138, “Zoning,” of the Town Code, the Town Board hereby grants Special Permit Approval for the Proposed Project, as defined above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Project, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

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. Detailed plans have been provided for Restaurant Depot on Lot 2, and conceptual development plans have been provided for Lots 1 and 3. Should project changes be required that would represent a significant change, the Applicant may be required to seek an amended Special Permit approval from the Town Board.
4. As stated by the applicant in a letter dated December 1, 2009, 1,500 square feet of space on the second floor of the retail center on Lot 3 shall be made available to the community for public meetings, functions, or similar uses, including activities for seniors. The community space shall be accessible by elevator, and shall have ADA compliant restroom facilities. A secured storage cabinet and/or closets that could be used by the seniors or other civic and community organizations to safely store items shall be made available. The details of such space shall be developed during the Site Plan approval of Lot 3.
5. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.
6. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility.
7. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.
8. HVAC equipment shall be fully screened from view, and upon installation, screening shall be adjusted as necessary to ensure proper shielding.
9. No outdoor display areas are permitted on Lots 1 and 2.
10. Outdoor display areas on Lot 3 shall be maintained in such a manner to ensure an attractive and pedestrian friendly sidewalk, and shall be clearly delineated on the site plan to facilitate enforcement. No banners, signs, or other promotional materials shall be permitted within outdoor display areas.
11. No heavy machinery, large equipment, or palletized merchandise shall be permitted within outdoor display or parking areas.
12. Vending machines, reverse vending machines (bottle and can recycling stations), ice machines, newspaper boxes, or similar equipment shall be prohibited outside any buildings.

BE IT FURTHER RESOLVED, that pursuant to the authority vested in the Town Board by Chapter 138, "Zoning," of the Town Code, the Town Board hereby grants Final Site Plan Approval for the Proposed Project, as defined above, subject to the following Conditions identified below. (For purposes of compliance, these conditions, and any other conditions identified in the environmental review of the Proposed Project, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

General Conditions

1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
3. Detailed plans have been provided for Restaurant Depot on Lot 2, and conceptual development plans have been provided for Lots 1 and 3. Should project changes be required that would represent a significant change to Lot 2, the Applicant may be required to seek an amended Site Plan Approval from the Town Board. Future development on Lots 1 and 3 shall require Site Plan Approval from the Planning and/or Town Board.
4. The Applicant is granted approval based on generic review by the Architectural Review Board of building design and elevations and will have to seek a second review if modifications to the approved design are made. The Proposed Action shall be constructed in accordance with the approved plans and drawings for the specific tenant as reviewed by the Architectural Review Board and approved by the Town Board.
5. Within thirty (30) days of Final Site Plan Approval, the Applicant shall provide to the Town Board one full set of final full-sized plans and five copies of the filed plans on eleven-inch by seventeen-inch, or similar, paper, with a graphic scale indicated (to allow for scale measurements of photo-reduced drawings), for distribution to the Town Engineer, the Planning Board, the Town Clerk, the Building Inspector, and the Town Planner. The final plan set shall be certified by the Supervisor of the Town of Southeast.
6. The Applicant shall submit two (2) sets of as-built plans to the Town of Southeast Building Department after final construction is completed. The as-built plans must show the impervious surfaces, landscaping, and final design specifications for all stormwater management facilities. The plans must be certified by a professional engineer.

Financial & Legal Considerations

1. The Applicant shall post a Performance Bond in an amount determined by the Town Engineer and approved by the Town Board to ensure all site grading, stormwater management, and road improvements will be made in accordance with the approved drawings, Town of Southeast Code and to the satisfaction of the Town Engineer and/or Highway Superintendent. The Performance Bond may also be used to finance necessary work to stabilize the project site should the Applicant abandon the project and the Town is forced to complete necessary improvements. The establishment of the Performance Bond shall be done in a form acceptable to the Town Counsel. The bond amount will be based upon 2020 construction costs. If the construction is not begun during the calendar year 2020, the Applicant must re-apply to the Town Board for an adjustment of the bond amount to account for escalation of material and labor costs. Upon such request the Town Board shall diligently set a new bond amount in accordance with the recommendation of the Town Engineer. The Performance Bond must be paid prior to the start of any work on the site and/or the filing for a Building Permit. The Town Board requests that the Southeast Building Inspector withhold the Certificate of Occupancy until the Town Board or its duly authorized representative has made an inspection of the subject improvements and determined that the Applicant has complied with all the conditions of this approval.

2. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.
3. This resolution supersedes all construction, design, approvals, conditions, restrictions, and requirements of any previously approved site plan or building permits for the affected parcels. The inclusion of certain previously adopted conditions in this resolution shall not be deemed as an affirmation of past approvals or conditions not recited herein.

Construction Activity

1. At least ten (10) days prior to commencing construction of any required improvements, the Applicant shall notify the Town Board and the Town Engineer, in writing, of the time when it proposes to commence construction of such improvements so that the Town Board may cause an inspection to be made to ensure that all Town specifications and requirements shall be met during the construction of required improvements. The Applicant shall provide a general construction phasing schedule to the Town Board and Town Engineer and shall update that schedule, and provide copies to the Town Board and Town Engineer, throughout the construction process, as necessary. The Town shall require a pre-construction conference between the Town Engineer and Town Highway Superintendent and the owner or owner's representative, general contractor and on-site engineer to review construction phasing plans, inspections schedules, and requirements for complying with all regulations and conditions of this approval.
2. The Town Board or its designee may make periodic inspections to ensure that all site work and site improvements are being made in conformance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall designate a responsible and competent person to be the on-site construction manager who shall be responsible for ensuring the continued compliance with the approved plat, its conditions, and all Town of Southeast Code requirements. The Applicant shall ensure that all remedial measures are taken within 72 hours of any notification of deficiencies relating to construction. If appropriate measures are not implemented to the satisfaction of the Town Engineer, a stop work order may be issued by the Town and/or a fine imposed according to Town Code.
3. Should project changes be required that would represent a significant change to the approved plans, the Applicant may be required to seek an amended approval from the Town Board.
4. The Applicant shall retain the services of a professional engineer and/or a landscape architect (in accordance with the drawings prepared) throughout the construction process who shall periodically observe the construction of all approved improvements, except improvements to Town of Southeast roads and drainage (which shall be inspected by the Town Engineer and/or Highway Superintendent). The Applicant's professional engineer and/or landscape architect shall provide a statement, in writing, that all approved improvements have been constructed substantially as required and approved by the Town Board or as such requirements have been modified.
5. Prior to commencing any site clearing, grading, or construction activity, the Applicant shall have the boundary of the property staked out by a licensed surveyor.
6. A copy of the completed Notice of Intent (NOI) to comply with the New York State Department of Environmental Conservation General Permit for Construction Activity shall be maintained at the on-site construction office.

7. All sediment and erosion control measures or Best Management Practices indicated on the approved plans and/or required for compliance with the New York State Department of Environmental Conservation General Permit for Construction Activity shall be installed at the commencement of grading activities and shall be inspected on a weekly basis (or following any storm event in excess of one-half inch) to ensure proper function. All construction activities shall adhere to the provisions for sediment and erosion control contained in the New York State Department of Environmental Conservation's *New York Standards and Specifications for Erosion and Sediment Control*.
8. The design and construction of all proposed water quantity and water quality best management practices shall adhere to the *New York State Stormwater Management Design Manual*.
9. Any drainage improvements that would affect a Town drainage structure or element or any improvements to Town of Southeast roads shall be made in accordance with the Town Road and Drainage Specifications (Chapter A143 of the Town Code) and shall be made under the direction and supervision of the Highway Superintendent.
10. The Town Highway Superintendent must be notified a minimum of 72 hours in advance of any construction activity affecting the Town drainage system or any Town Road except where emergency repairs are required, in which case the Highway Superintendent must be notified as soon as possible after the affected area has been stabilized.
11. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.
12. All disturbed areas shall be stabilized pursuant to New York State Department of Environmental Conservation regulations. Should disturbed areas remain disturbed for periods longer than one month, more permanent stabilization measures shall be installed.

Landscaping

1. Prior to planting according to the approved landscape plan, the Applicant shall stake the location of all proposed landscaping and allow for a site inspection by the Town Board or its designees to ensure that the proposed landscaping will provide the maximum screening benefit and/or that the proposed landscaping is suitable for the visual setting and overall appearance of the project site.
2. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility. In the event that said landscaping is not maintained to the satisfaction of the Building Inspector, the Building Inspector shall notify the applicant in writing of the violation. If the required landscaping maintenance is not performed within 30 during the growing season, or within 30 days of the start of the growing season if the violation is noted during the winter months, to the satisfaction of the Town Engineer and/or Building Inspector, the Town shall correct the violation and be reimbursed for Town costs by the applicant.

3. The Applicant shall provide an on-site and qualified arborist or landscape architect to supervise construction activity within 100 feet of any tree designated to be preserved on the approved plans. The arborist or landscape architect shall ensure that the tree protection measures indicated on the approved plans are in place and properly maintained throughout construction activity.
4. Existing trees, understory vegetation, and ground cover along all property lines shall remain undisturbed to the maximum extent practicable throughout the duration of construction. Should any disturbance be required to construct approved improvements, the area shall be replanted with comparable vegetation as soon as is practicable following completion of construction activity in that area.
5. To allow for a more natural landscape and appropriate screening, the proposed trees shall be planted in a variety of caliper widths and tree heights, with larger trees planted at key locations.

Architecture and Signage

1. The application shall be subject to all representations made to the Planning Board, ARB, and Town Board with regards to the proposed architecture. Any substantive changes to the proposed architecture shall be referred by the Building Inspector to the ARB for review and recommendation to the Town Board.
2. Prior to the erection of any signage or sign monuments, tenant signage design criteria shall be prepared by the Applicant and submitted to the ARB for review and approval. The tenant signage design criteria shall include the maximum dimensions, location, mounting style, materials, lighting, and any other such design elements as the ARB deems necessary to ensure that a cohesive signage package is developed for the site. The tenant signage design criteria shall govern all tenant signage on the site.
3. Prior to the erection of any tenant signage, the proposed tenant sign shall be reviewed and approved by the ARB in conformance with the approved tenant signage design criteria.
4. HVAC equipment shall be fully screened from view, and upon installation, screening shall be adjusted as necessary to ensure proper shielding.

Stormwater Management

1. Pursuant to § 119-13 of the Code of the Town of Southeast, the Applicant/property owner shall submit a plan for ownership, construction, operation and maintenance of stormwater facilities. This plan shall provide for the inspection, operation and maintenance of each and every component of such facilities and shall specify the methods and procedures to be used to provide and ensure the funds required for such inspection, operation and maintenance and who will be responsible there for. A four-year performance guaranty shall be provided for the entire 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.
2. The Applicant shall provide for the long term maintenance and continuation of stormwater control measures approved by the Town of Southeast. Stormwater control measures shall be

- built in accordance with the approved project plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the components.
3. This resolution binds the Applicant, property owner, and its successors, to the maintenance provisions depicted in the approved stormwater pollution prevention plan and site plan.
 4. The Applicant shall maintain, clean, repair, replace and continue the stormwater control measures depicted in the approved stormwater pollution prevention plan to ensure optimum performance of the measures to design specifications. The stormwater control measures shall include, but shall not be limited to, the following: drainage ditches, swales, dry wells, infiltrators, drop inlets, pipes, culverts, soil absorption devices, aeration system, and retention ponds.
 5. The Applicant/property owner shall be responsible for all expenses related to the maintenance of the stormwater control measures.
 6. The Applicant/property owner shall provide for the periodic inspection of the stormwater control measures, not less than once per year, to determine the condition and integrity of the measures. Such inspection shall be performed by a Professional Engineer licensed by the State of New York. The inspecting engineer shall prepare and submit to the Town Engineer within 30 days of the inspection, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.
 7. The Applicant/property owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the stormwater control measures except in accordance with written approval of the Town.
 8. The Applicant/property owner shall undertake necessary repairs and replacement of the stormwater control measures at the direction of the Town or in accordance with the recommendations of the inspecting engineer.
 9. If ever the Town determines that the Applicant/Property owner has failed to construct or maintain the stormwater control measures in accordance with the project plan or has failed to undertake corrective action specified by the Town or by the inspecting engineer, the Town is authorized to undertake such steps as reasonably necessary for the preservation, continuation or maintenance of the stormwater control measures and to affix the expenses thereof as a lien against the property.
 10. All stormwater management basins shall be maintained to provide vector control. The aeration system shall be monitored and repaired as necessary. Any garbage or debris shall be removed on a regular basis.
 11. Any plant material associated with the stormwater management facilities shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Plant material approved as part of the stormwater pollution prevention plan shall be maintained for the life of the facility and replaced as necessary,

Outdoor Storage

1. No outdoor display or storage shall be permitted on Lot 2.

UPON A ROLL CALL VOTE:

Councilman Alvarez _____
Councilman Larca _____
Councilman Lord _____
Councilman O'Connor _____
Supervisor Hay _____

VOTE: carried / defeated by a vote of _____ in favor, _____ against; _____ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)

: ss.:

COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 18th day of June, 2020.

MICHELE STANCATI
Town Clerk

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

R#7

**AUTHORIZE ADDITIONAL EXPENDITURE
TO PURCHASE HIGHWAY EQUIPMENT – STEEP SLOPE MOWER**

RESOLUTION NO. _____ / 2020

DATE: June 18, 2020

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, the Town Board is in receipt of a recommendation dated June 15, 2020 from the Highway Superintendent for the proposed purchase of a “steep slope mower”; and

WHEREAS, over the past several years, the Town Highway Department’s obligation to maintain various grassy areas within the Town has grown, and in particular, there have been many East of Hudson Watershed Corporation (“EOHWC”) projects that fall under the Town’s maintenance responsibility that have steep slopes requiring specialty equipment to maintain; and

WHEREAS, due to the fact that the Town had not performed particular Operation and Maintenance (O&M) obligations, the Town was “charged back” the following sums by EOHWC: \$4,365.09 in 2016, \$7,265.06 in 2017, \$8,217.33 in 2018 and \$10,286.13 in 2019 for a total of \$30,133.61; and

WHEREAS, had the Town performed the O&M on those projects there would not have been a charge back, and the Town would have been reimbursed for the cost of O&M; and

WHEREAS, by eliminating future O&M chargebacks, the cost of purchase of a steep slope mower will be offset by savings and reimbursement; and

WHEREAS, it is found and determined that there are sufficient funds available and allocated for the proposed purchase within the 2020 Highway Department Budget and such purchase will not require issuance of bonds or notes for the purchase thereof.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Highway Superintendent is hereby authorized to expend an amount not to exceed twenty seven thousand (\$27,000) dollars to purchase a steep slope mower; and be it further

RESOLVED, that if the Southeast Superintendent of Highways requires any addition funds above the amount allotted, he will need further authorization by the Town Board to make such expenditure; and be it further

RESOLVED, that this resolution shall take effect immediately.

Upon Roll Call Vote:

Councilman Alvarez _____
Councilman Larca _____
Councilman Lord _____
Councilman O’Connor _____
Supervisor Hay _____

VOTE: carried / defeated by a vote of _____ in favor, _____ against; _____ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 18th day of June, 2020.

MICHELE STANCATI
Town Clerk

EAS

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

**AUTHORIZE ADDITIONAL EXPENDITURE
TO PURCHASE HIGHWAY EQUIPMENT – SMALL DUMP TRUCK**

RESOLUTION NO. _____ / 2020

DATE: June 18, 2020

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, the Town Board is in receipt of a request and recommendation dated June 15, 2020 from the Highway Superintendent for the proposed purchase of a replacement of the Town's 2008 small dump truck; and

WHEREAS, in order to offset the \$57,712.70 cost of the new vehicle, the Town Highway Superintendent will use \$37,145.00 from the most recent highway surplus equipment sale and will auction off two other small trucks, which should generate between \$15,000 and \$20,000; and

WHEREAS, regardless of the actual sale price of the two vehicles to be sold, if the lower estimate becomes actual, there are sufficient funds in the Town Highway Budget Equipment Line to offset the difference and if the higher amount it obtained, there could be a small surplus which would be credited into that same budget line,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Highway Superintendent is authorized to expend the monies as described above to purchase a replacement for the Chevrolet 3500 small dump truck; and be it further

RESOLVED, that if the Southeast Superintendent of Highways requires any additional funds above \$5,000 to complete this purchase as identified above, he will need further authorization by the Town Board to make such expenditure; and be it further

RESOLVED, that this resolution shall take effect immediately.

Upon Roll Call Vote:

Councilman Alvarez _____

Councilman Larca _____

Councilman Lord _____

Councilman O'Connor _____

Supervisor Hay _____

VOTE: carried / defeated by a vote of _____ in favor, _____ against; _____ abstained.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 18th day of June, 2020.

MICHELE STANCATI
Town Clerk

A	B	C	D	E	F	G	H			
Revenues 2020	ADJUSTED BUDGET	YTD 5/31/2020	YTD BUDGET BALANCE	ADJUSTED BUDGET/5*12	COLUMN C MINUS COLUMN E	5/12*100	PERCENT USED	YTD 5/31/2020	YTD 5/31/2019	DIFFERENCE
Further Breakdown of Revenues 2020										
Intergovernmental Charges										
Code Enforcement Reimbursement - Village of Brewster		-								
Fuel Reimbursement - Village of Brewster		-								
Sand & Salt Reimbursement - Vails Grove		-								
Snow Plowing Reimbursement - Brewster Schools										
Intertfund Revenues										
From MTA Parking Fund		\$ -								
From Other Funds		5,570								
Fuel Reimbursement From Other Funds		-								
Special District Administration		\$ 5,570								

A	B	C	D	E	F	G	H						
Expenditures 2020	ADJUSTED BUDGET	YTD 5/31/2020	YTD BUDGET BALANCE	ADJUSTED BUDGET/5*12	COLUMN E MINUS COLUMN C	5/12*100	PERCENT USED	YTD 5/31/2020	YTD 5/31/2019	DIFFERENCE			
Cultural	\$ 69,200	\$ 41,951	\$ 27,249	\$ 28,833	\$ (13,117)	41.67%	60.62%	\$ 41,951	\$ 61,330	\$ (19,379)			
Adult Recreation	\$ 23,700	\$ 1,951	\$ 21,749	\$ 9,875	\$ 7,924	41.67%	8.23%	\$ 1,951	\$ 19,940	\$ (17,989)			
Celebrations	1,000	-	1,000	417	417	41.67%	0.00%	-	-	-			
Historical Commission	500	-	500	208	208	41.67%	0.00%	-	-	-			
Museum	40,000	40,000	-	16,667	(23,333)	41.67%	100.00%	40,000	40,000	-			
Veterans	4,000	-	4,000	1,667	1,667	41.67%	0.00%	-	1,390	(1,390)			
	\$ 69,200	\$ 41,951	\$ 27,249	\$ 28,833	\$ (13,117)	41.67%	60.62%	\$ 41,951	\$ 61,330	\$ (19,379)			
Employee Benefits	\$ 2,293,450	\$ 682,458	\$ 1,645,443	\$ 955,604	\$ 273,146	41.67%	26.93%	\$ 682,458	\$ 900,155	\$ (217,697)			
Active Employees	\$ 2,060,450	\$ 554,821	\$ 1,540,080	\$ 858,521	\$ 303,700	41.67%	26.93%	\$ 554,821	\$ 798,755	\$ (243,934)			
State Retirement	507,000	-	507,000	211,250	211,250	41.67%	0.00%	-	\$ 114,509	\$ (114,509)			
Social Security	243,000	82,125	160,875	101,250	19,125	41.67%	33.80%	82,125	89,217	(7,091)			
Medicare	59,000	19,257	39,743	24,583	5,327	41.67%	32.64%	19,257	20,865	(1,608)			
Worker's Compensation	216,000	98,776	117,224	90,000	(8,776)	41.67%	45.73%	98,776	101,957	(3,181)			
Unemployment Insurance	-	-	-	-	-	41.67%	0.00%	-	-	-			
Disability Insurance	1,950	806	1,144	813	7	41.67%	41.31%	806	406	400			
Hospital & Medical Insurance	945,000	302,906	642,094	393,750	90,844	41.67%	32.05%	302,906	421,812	(118,906)			
Dental & Optical Insurance	70,000	34,452	70,000	29,167	(5,285)	41.67%	49.22%	34,452	32,390	2,062			
Union Welfare	18,500	16,500	2,000	7,708	(8,792)	41.67%	89.19%	16,500	17,600	(1,100)			
	\$ 2,060,450	\$ 554,821	\$ 1,540,080	\$ 858,521	\$ 303,700	41.67%	26.93%	\$ 554,821	\$ 798,755	\$ (243,934)			
Retired Employees	\$ 233,000	\$ 127,637	\$ 105,363	\$ 97,083	\$ (30,554)	41.67%	54.78%	\$ 127,637	\$ 101,400	\$ 26,237			
Hospital & Medical, Dental & Optical Insurance	\$ 233,000	\$ 127,637	\$ 105,363	\$ 97,083	\$ (30,554)	41.67%	54.78%	\$ 127,637	\$ 101,400	\$ 26,237			
General Gov't Supp't	\$ 2,660,009	\$ 1,080,061	\$ 1,579,948	\$ 1,108,337	\$ 28,276	41.67%	40.60%	\$ 1,080,061	\$ 1,092,149	\$ (12,088)			
Accounting	\$ 234,168	\$ 104,584	\$ 129,584	\$ 97,570	\$ (7,014)	41.67%	44.66%	\$ 104,584	\$ 114,473	\$ (9,889)			
Assessor	191,621	76,080	115,541	79,842	3,762	41.67%	39.70%	76,080	73,107	2,973			
Attorney	311,385	114,461	196,924	129,744	15,283	41.67%	36.76%	114,461	118,684	(4,223)			
Budget Officer	20,092	8,482	11,610	8,372	(111)	41.67%	42.27%	8,482	8,334	148			
Budget Communications	65,500	23,671	41,829	27,292	3,621	41.67%	36.14%	23,671	29,149	(5,478)			
Central Print/Mail	26,500	8,104	18,396	11,042	2,937	41.67%	30.58%	8,104	8,665	(560)			
Central Storeroom	9,000	2,969	6,031	3,750	781	41.67%	32.99%	2,969	2,166	804			
Contingency	24,037	-	24,037	10,015	10,015	41.67%	0.00%	-	-	-			
Sub-Contingency	50,000	-	50,000	20,833	20,833	41.67%	0.00%	-	-	-			
Engineer	55,000	22,363	32,637	22,917	554	41.67%	40.66%	22,363	20,364	1,999			
Facilities Maintenance	417,845	121,727	296,118	174,102	52,375	41.67%	29.13%	121,727	151,495	(29,768)			
Fiscal Agent	2,500	2,500	-	1,042	(1,458)	41.67%	100.00%	2,500	-	2,500			
General Govt. Equipment	-	-	-	-	-	41.67%	0.00%	-	-	-			
Interfund Loan Interest	-	-	-	-	-	41.67%	0.00%	-	-	-			

A	B	C	D	E	F	G	H								
Expenditures 2020	ADJUSTED BUDGET	YTD 5/31/2020	YTD BUDGET BALANCE	ADJUSTED BUDGET/5*12	COLUMN E MINUS COLUMN C	5/12*100	PERCENT USED	YTD 5/31/2020	YTD 5/31/2019	DIFFERENCE					
Justice	424,586	163,608	260,978	176,911	13,303	41.67%	38.53%	163,608	161,499	2,109					
Municipal Association Dues	1,500	1,500	-	625	(875)	41.67%	100.00%	1,500	-	1,500					
Payment of MTA Payroll Tax	15,500	4,515	10,985	6,458	1,943	41.67%	29.13%	4,515	4,893	(377)					
Purchase of Land	-	-	-	-	-	41.67%	0.00%	-	-	-					
Records Management	6,838	2,634	4,205	2,849	216	41.67%	38.51%	2,634	2,588	46					
Special Districts	138,690	63,060	75,630	57,788	(5,273)	41.67%	45.47%	63,060	62,224	836					
Supervisor	133,014	55,402	77,612	55,423	20	41.67%	41.65%	55,402	53,380	2,022					
Tax Receiver	116,531	42,772	73,759	48,555	5,783	41.67%	36.70%	42,772	45,549	(2,778)					
Tax Refunds	25,000	19,232	5,769	10,417	(8,815)	41.67%	76.93%	19,232	615	18,616					
Town Board	86,788	35,436	51,352	36,162	725	41.67%	40.83%	35,436	34,721	716					
Town Clerk	153,914	61,561	92,353	64,131	2,570	41.67%	40.00%	61,561	61,704	(143)					
Unallocated Insurance	150,000	145,399	4,601	62,500	(82,899)	41.67%	96.93%	145,399	138,540	6,859					
	\$ 2,660,009	\$ 1,080,061	\$ 1,579,948	\$ 1,108,337	\$ 28,276	41.67%	40.60%	\$ 1,080,061	\$ 1,092,149	\$ (12,088)					
Highway	\$ 2,750,921	\$ 976,494	\$ 1,774,427	\$ 1,146,217	\$ 169,723	41.67%	35.50%	\$ 976,494	\$ 822,500	\$ 153,994					
General Repairs	1,015,500	429,460	586,040	423,125	(6,335)	41.67%	42.29%	429,460	377,616	51,844					
Improvements	206,000	13,061	192,939	85,833	72,772	41.67%	6.34%	13,061	-	13,061					
Machinery	434,021	279,013	155,008	180,842	(98,171)	41.67%	64.29%	279,013	48,052	230,961					
Misc. Brush & Weeds	276,900	37,507	239,393	115,375	77,868	41.67%	13.55%	37,507	103,880	(66,373)					
Off-Street Parking	-	-	-	-	-	41.67%	0.00%	-	-	-					
Snow Removal	554,000	87,443	466,557	230,833	143,390	41.67%	15.78%	87,443	211,262	(123,819)					
Street Lighting	11,000	3,210	7,790	4,583	1,374	41.67%	29.18%	3,210	3,396	(186)					
Supt. Of Highways	253,500	126,801	126,699	105,625	(21,176)	41.67%	50.02%	126,801	78,294	48,507					
	2,750,921	976,494	1,774,427	1,146,217	169,723	41.67%	35.50%	976,494	822,500	153,994					
Home & Community	\$ 336,817	\$ 115,193	\$ 221,624	\$ 140,340	\$ 25,147	41.67%	34.20%	\$ 115,193	\$ 100,089	\$ 15,104					
Cable Television	\$ -	\$ -	\$ -	\$ -	\$ -	41.67%	0.00%	\$ -	\$ -	\$ -					
Cemeteries	9,000	-	9,000	3,750	3,750	41.67%	0.00%	-	479	(479)					
Code Enforcement	45,000	15,737	29,263	18,750	3,013	41.67%	34.97%	15,737	13,816	1,920					
Community Beautification	1,000	-	1,000	417	417	41.67%	0.00%	-	-	-					
Drainage	5,963	5,962	1	2,485	(3,478)	41.67%	99.99%	5,962	7,000	(1,038)					
Environmental Control	15,000	-	15,000	6,250	6,250	41.67%	0.00%	-	-	-					
Open Space Conservation	-	-	-	-	-	41.67%	0.00%	-	-	-					
Planning Board	196,838	79,736	117,102	82,016	2,280	41.67%	40.51%	79,736	66,294	13,442					
Refuse and Garbage	20,000	4,718	15,282	8,333	3,616	41.67%	23.59%	4,718	3,896	821					
Registrar Vital Statistics	10,132	4,024	6,108	4,222	197	41.67%	39.72%	4,024	3,954	71					
Tonnetta Lake Advisory Board	-	-	-	-	-	41.67%	0.00%	-	-	-					
Town Planner	20,000	-	20,000	8,333	8,333	41.67%	0.00%	-	-	-					
Zoning Board	13,884	5,016	8,868	5,785	769	41.67%	36.13%	5,016	4,650	367					
	\$ 336,817	\$ 115,193	\$ 221,624	\$ 140,340	\$ 25,147	41.67%	34.20%	\$ 115,193	\$ 100,089	\$ 15,104					

A	B	C	D	E	F	G	H				
Expenditures 2020	ADJUSTED BUDGET	YTD 5/31/2020	YTD BUDGET BALANCE	ADJUSTED BUDGET/5*12	COLUMN E MINUS COLUMN C	5/12*100	PERCENT USED	YTD 5/31/2020	YTD 5/31/2019	DIFFERENCE	
Operating Transfers	\$ 353,390	\$ 128,448	\$ 224,942	\$ 147,246	\$ 18,798	41.67%	36.35%	\$ 128,448	\$ 214,883	\$ (86,435)	
Debt Service	\$ 353,390	\$ 128,448	\$ 224,942	\$ 147,246	\$ 18,798	41.67%	36.35%	\$ 128,448	\$ 98,883	\$ 29,565	
Transfer To Other Funds						41.67%	0.00%		\$ 116,000	\$ (116,000)	
Public Safety	\$ 358,790	\$ 158,786	\$ 200,004	\$ 149,496	\$ (9,290)	41.67%	44.26%	\$ 158,786	\$ 160,995	\$ (2,209)	
Assessment Review Board	\$ 2,250	\$ -	\$ 2,250	\$ 938	\$ 938	41.67%	0.00%	\$ -	\$ -	\$ -	
Control of Dogs	64,354	47,029	17,325	26,814	(20,215)	41.67%	73.08%	47,029	47,492	(463)	
Fire Protection	17,609	517	17,092	7,337	6,820	41.67%	2.94%	517	661	(144)	
Safety Inspection	274,577	111,240	163,337	114,407	3,167	41.67%	40.51%	111,240	112,842	(1,602)	
Safety Patrol						41.67%	0.00%				
Recreation	522,313	116,994	405,319	217,630	100,636	41.67%	22.40%	116,994	160,968	(43,974)	
Total	\$ 9,344,890	\$ 3,300,386	\$ 6,078,956	\$ 3,893,704	\$ 593,319	41.67%	35.32%	\$ 3,300,386	\$ 3,513,068	\$ (212,683)	