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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**May 14, 2018**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**PUBLIC HEARINGS:**

**REGULAR SESSION:**

- 1. IN BALANCE CONCEPTS, 2505 Carmel Avenue, Tax Map ID 67.6-1-38** – Consider Final Approval for Conditional Use Permit
- 2. 5 SHADY LANE, TAX MAP ID 47.-3-9** – Continued Consideration of a Request from Building Inspector for a Determination as to whether a Special Permit under Chapter 69 of the Town Code is Required
- 3. NORTH SALEM LIMOUSINE, 487 North Salem Road, Tax Map ID 79.-1-2** – Continued Review of an Application for Conditional Use Permit
- 4. MAZZOTTA SUBDIVISION, 90 & 114 Reservoir Road, Tax Map IDs 67.-1-13 & 14** – Review of a Request for Extension of Subdivision Approval
- 5. FORZA FORNI, 601 North Main Street, Tax Map ID 56.15-1-2** – Review of an Application for a Site Plan Amendment
- 6. PROSPECT HILL OFFICE PARK, PHASE 2, 162 Prospect Hill Road, Tax Map ID 56.-1-32.2** – Continued Review of Application for Site Plan Amendment
- 7. INTERSTATE LOGISTICS, 51 Pugsley Road, Tax Map IDs (See Attachment - Exhibit A)** – DEIS Completeness Review
- 8. BARTOLO CHEESECAKES, 16 Mt. Ebo Road, Tax Map ID 46.-2-29** – Review of an Application for a Conditional Use Permit
- 9. Approve Meeting Minutes from April 9, 2018**

**May 8, 2018**

**VAD**

**Agenda Subject to Change**

**FOR MORE INFORMATION ON MAJOR PROJECTS UNDER PLANNING BOARD REVIEW, CLICK ON THE LINK BELOW:**

<http://www.southeast-ny.gov/322/Major-Planning-Board-Projects#>

**Exhibit A**

#	Tax ID #	#	Tax ID #	#	Tax ID #
1	45-1-4	53	45-3-46	105	45-3-98
2	45-1-5.2	54	45-3-47	106	45-3-99
3	45-1-5.3	55	45-3-48	107	45-3-100
4	45-1-8.1	56	45-3-49	108	45-3-101
5	45-1-8.2	57	45-3-50	109	45-3-102
6	45-1-8.3	58	45-3-51	110	45-3-103
7	45-1-12	59	45-3-52	111	45-3-104
8	45-1-13	60	45-3-53	112	45-3-105
9	45-3-1	61	45-3-54	113	45-3-106
10	45-3-2	62	45-3-55	114	45-3-107
11	45-3-3	63	45-3-56	115	45-3-108
12	45-3-4	64	45-3-57	116	45-3-109
13	45-3-5	65	45-3-58	117	45-3-110
14	45-3-6	66	45-3-59	118	45-3-111
15	45-3-7	67	45-3-60	119	45-3-112
16	45-3-8	68	45-3-61	120	45-3-113
17	45-3-9	69	45-3-62	121	45-3-114
18	45-3-10	70	45-3-63	122	45-3-115
19	45-3-11	71	45-3-64	123	45-3-116
20	45-3-12	72	45-3-65	124	45-3-117
21	45-3-13	73	45-3-66	125	45-3-118
22	45-3-14	74	45-3-67	126	45-3-119
23	45-3-15	75	45-3-68	127	45-3-120
24	45-3-16	76	45-3-69	128	45-3-121
25	45-3-17	77	45-3-70	129	45-3-122
26	45-3-18	78	45-3-71	130	45-3-123
27	45-3-19	79	45-3-72	131	45-3-124
28	45-3-20	80	45-3-73	132	45-3-125
29	45-3-21	81	45-3-74	133	45-3-126
30	45-3-22	82	45-3-75	134	45-3-127
31	45-3-23	83	45-3-76	135	45-3-128
32	45-3-24	84	45-3-77	136	45-3-129
33	45-3-25	85	45-3-78	137	45-3-130
34	45-3-26	86	45-3-79	138	45-3-131
35	45-3-27	87	45-3-80	139	45-3-132
36	45-3-28	88	45-3-81	140	45-3-133
37	45-3-29	89	45-3-82	141	45-3-134
38	45-3-30	90	45-3-83	142	45-3-135
39	45-3-32	91	45-3-84	143	45-3-136
40	45-3-33	92	45-3-85	144	45-3-137
41	45-3-34	93	45-3-86	145	45-3-138
42	45-3-35	94	45-3-87	146	45-3-139
43	45-3-36	95	45-3-88	147	45-3-140
44	45-3-37	96	45-3-89	148	45-3-141
45	45-3-38	97	45-3-90	149	45-3-142
46	45-3-39	98	45-3-91	150	45-3-143
47	45-3-40	99	45-3-92	151	45-3-144
48	45-3-41	100	45-3-93	152	45-3-145
49	45-3-42	101	45-3-94	153	45-3-146
50	45-3-43	102	45-3-95	154	45-3-147
51	45-3-44	103	45-3-96	155	45-3-148
52	45-3-45	104	45-3-97	156	45-3-31

Notes:

(1) Tax Lot 45-3-148 does not appear on the Town of Southeast Tax Map.

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION FOR A CONDITIONAL USE PERMIT  
FOR IN BALANCE CONCEPTS**

INTRODUCED BY: LaPurch      DATE: May 14, 2018  
SECONDED BY: Armstrong

WHEREAS, an application is being made for a conditional use permit for "recreation" use in an existing shopping center located at 2505 Carmel Avenue, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 67.6-1-38, and is located in the GC 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 3/16/18, 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. Statement of Use for Conditional Use Permit, prepared by David Cunniff, Owner, In Balance Concepts, Inc.
2. Putnam County Department of Planning, Development, and Public Transportation Approval of proposed action, dated 4/30/18

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 hours of operation shall be 8:00 am to 10:00 pm
2. Except for special events, class sizes shall be limited to 10 students.
3. 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  
E. Larca, 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 abstentions.

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

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

May 15, 2018

Zoning Board of Appeals  
1 Main Street  
Brewster, NY 10509

RE: NORTH SALEM LIMOUSINE, 487 North Salem Road, TAX ID 79.-1-2

Dear Boardmembers:

At the 5/14/18 regular meeting of the Town of Southeast Planning Board a motion was made to refer the above referenced application to your Board for the following:

1. An interpretation of whether or not the proposed limousine business fits within the definition of a "Home Occupation" per §138-4 of the Town Code

A copy of the Town Planner's memorandum is attached for your information.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Steve Miras  
Planning Board File  
Zoning Board of Appeals File



**Environmental, Planning, and Engineering Consultants**

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

## Memorandum

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**To:** Town of Southeast Planning Board  
**From:** Ashley Ley, AICP  
**Date:** May 10, 2018  
**Re:** North Salem Limousine  
**cc:** Steven M. Miras

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

1. TOSE Application Form, prepared by Steven M. Miras
2. Statement of Use, prepared by Steven M. Miras
3. Short Environmental Assessment Form, prepared by Steven M. Miras
4. Survey of Tax Lot 16.1.2 Block 3 Section 87 (1 sheet) dated 12/30/1995 prepared by Richard J. Domato

### PROJECT DESCRIPTION

The Applicant has been operating a limousine business from his home located at 487 North Salem Road (Tax Map ID 79.-1-2) since 1999. There are currently three vehicles for the limousine business stored on the 5.23 acre property. The property is located in the R-60 Zoning District. The Applicant states that two of these vehicles are parked in the garage and the third is parked in the driveway. The Applicant is seeking Conditional Use Permit approval from the Planning Board for a home based occupation to continue to operate the business and remedy an existing violation.

### COMMENTS

1. The Applicant has not provided any information on the number of employees. However, the Planning Board is in receipt of a complaint from a neighbor who indicates that employees frequently speed on a shared driveway. Based on the number of vehicles associated with the business (3), there appears to be at least one, if not more employees.
2. The Town of Southeast Code defines a "Home Occupation" as "*A customary personal service occupation, such as dressmaking, millinery and home cooking, conducted principally by members of the resident family and in the main building only. Beauty parlors, barbershops, hairdressing and manicuring establishments shall not be deemed to be home occupations.*" The code further defines "Personal Services" as "*Commercial or business services provided to individuals or to other businesses to include the cleaning of clothes, repair of shoes or other personal effects, hair grooming, physical therapy and health aid and printing, copying, design, typing and computer*

*services to include studios for the production of arts and crafts. Such definition shall exclude automotive services, retail, general business and light manufacturing.”* As such, the proposed use does not clearly fit within the definition of “Home Occupation.”

3. The Town of Southeast Code limits the parking of commercial vehicles in residential areas. Per § 138 Attachment 3, *Town of Southeast Table of General Use Requirements, Residential Zoning Districts*, the following is permitted as an accessory use by right:

*The parking of not more than 1 commercial vehicle in a residential zone. Such vehicle shall not exceed 10,000 pounds as indicated on a valid state registration, nor shall such vehicle be more than 25 feet in length. Any commercial vehicle other than this one exception shall be parked in a garage. There shall be no parking of commercial vehicles in a residential zone other than described herein between the hours of 11:00 p.m. and 6:00 a.m., 7 days a week.*

Therefore, a maximum of one vehicle associated with the business may be parked in the driveway. All other vehicles must be stored within the garage.

#### **RECOMMENDED ACTIONS**

The application should be referred to the Zoning Board of Appeals (ZBA) for an interpretation of whether or not the limousine business fits within the definition of a Home Occupation.

**TOWN OF SOUTHEAST  
RESOLUTION GRANTING EXTENSION OF TIME IN WHICH TO SATISFY THE  
CONDITIONS OF CONDITIONAL FINAL PLAT APPROVAL**

**INTRODUCED BY:** *LaPerch*

**DATE:** May 14, 2018

**SECONDED BY:** *Armstrong*

**WHEREAS**, the Planning Board of the Town of Southeast previously granted conditional approval of the Final Plat by resolution dated 12/11/17, for a certain Project Development Plan known as **MAZZOTTA LOT LINE ADJUSTMENT**, located at 90 & 114 Reservoir Road in the R-160 Zone, also known and designated as Tax Map Numbers 67.-1-14 & 13; and

**WHEREAS**, pursuant to Section 123-13.G(2) of the Code of the Town of Southeast, conditional approval of the final plat shall expire within 180 days of the resolution granting such approval, provided that the Planning Board may extend the approval by twelve periods of 90 days each if in the Planning Board's opinion such extension is warranted; and

**WHEREAS**, the Planning Board is in receipt of a letter from the owner or their representative requesting an extension of time in which to satisfy the conditions of the conditional final plat approval; and

**WHEREAS**, the applicant has demonstrated that it has been diligently pursuing the conditions of final approval; and

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Southeast hereby grants the applicant two (2) 90 -day extensions of time, commencing on 6/11/18, in which to satisfy the conditions of the conditional final plat approval.

**It is the responsibility of the applicant to track the time frame within which this extension will expire. There will be no written or verbal notification to the applicant from the Planning Board office prior to the expiration of this extension.**

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman *yes*  
P. Wissel, Boardmember *yes*  
E. Cyprus, Boardmember *yes*  
E. Larca, 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, NY  
 PLANNING BOARD RESOLUTION  
 SEQRA CLASSIFICATION  
 TOWN OF SOUTHEAST MINOR PROJECT CLASSIFICATION**

INTRODUCED BY: LaPerch                      DATE: May 14, 2018  
 SECONDED BY: Wissel

**WHEREAS**, an application is being made by **FORZA FORNI** for a Site Plan Amendment to create an outside storage area, install bollards, and re-stripe an existing parking lot on a property located at 601 North Main Street, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 56.15-1-2, and is located in the ED Zoning District; and

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

1. Short Environmental Assessment Form (EAF) dated 4/20/18
2. Memorandum to Chairman LaPerch from JT Chase, dated 4/18/18
3. Existing Aerial, prepared by JT Chase Engineering, PLLC, dated 4/13/18
4. Proposed Fencing for Outside Storage Area, prepared by JT Chase Engineering, PLLC, dated 4/13/18
5. SP.1, Amended Site Plan, prepared by JT Chase Engineering, PLLC, dated 4/11/18

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

**BE IT FURTHERE RESOLVED**, that the Town of Southeast Planning Board classifies this as a Town of Southeast Minor Project as per Town Code Section 138-4.

**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>
E. Larca, Boardmember	<u>yes</u>		

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

T. LaPerch  
 T. LaPerch, Chairman  
 Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

May 15, 2018

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

Re: Forza Forni  
GML §239-m Referral

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application by Forza Forni for a proposed site plan amendment to create an outside storage area, install bollards and re-stripe an existing parking lot. The proposed project is located in the ED Zoning District on an approximately ±1 acre parcel located at 601 North Main Street, Putnam County, New York (Tax Map ID 56.15-1-2).

The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

Enclosed is the application for your review.

Please call Victoria Desidero, Secretary to Planning Board, Architectural Review Board and Zoning Board of Appeals, at (845)279-7736, if you should have any questions.

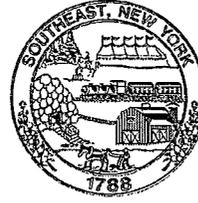
We thank you for your consideration and review of this application.

Sincerely,

*Thomas LaPerch*  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
JT Chase Engineering, PLLC



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

May 15, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Forza Forni  
601 North Main Street  
Tax Map ID 56.15-1-2

At the regular meeting of the Town of Southeast Planning Board on 5/14/18, a motion was made to refer the above referenced Minor Project to your Board for review and recommendation to the Planning Board. The Planning Board classified this as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) process on 5/14/18. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,

  
Thomas LaPerch, Chairman  
Southeast Planning Board

cc: Town Counsel  
Town Clerk  
JT Chase Engineering PLLC

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

May 15, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Prospect Hill Office Park, Phase II Amended  
162 Prospect Hill Road  
Tax Map ID 56.-1-32.2

At the regular meeting of the Southeast Planning Board on 5/14/18, a motion was made to refer the above referenced application to your Board for review and recommendation to the Town Board. The Applicant proposes to modify the original proposal and currently proposes a 19,280 sq. ft. two-story office building (9,640 sq. ft. footprint) with 54 surface parking spaces. The Applicant originally proposed building a 20,430 sq. ft. two-story office building (10,640 sf footprint) with lower level parking (25 spaces) and surface parking (51 spaces). The applicant will be sending your Board a copy of the amended plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,

  
Thomas LaPerch, Chairman  
Southeast Planning Board

cc: Town Counsel  
Town Clerk  
Insite Engineering

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

INTRODUCED BY: *La Perch*

DATE: May 14, 2018

SECONDED BY: *Rush*

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

**WHEREAS**, the proposed project is located at 51 Pugsley Road in the RC Zoning District in the Town of Southeast and identified as Tax Map IDs (see attached: Exhibit A); and

**WHEREAS**, the applicants propose a re-subdivision to merge the 156 lots associated with the Campus at Fields Corner into five lots, and to construct a new logistics center. The proposed logistics center would have four warehouses totaling 1,124,575 sq. ft., and be located on four of the five lots. Warehouse number one would be 261,620 sq. ft., warehouse number two would be 173,775 sq. ft., warehouse number three would be 323,076 sq. ft., and warehouse number four would be 366,404 sq. ft. The Applicant has petitioned the Town Board for a zoning text amendment to make "logistics center" a new conditional use permit use in the OP-3 Zoning District; and

**WHEREAS**, the Planning Board declared its Intent to be Lead Agency for the project on 11/27/17; and

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

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action.

**UPON ROLL CALL VOTE:**

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

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**Exhibit A**

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6	45-1-8.3	58	45-3-51	110	45-3-103
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8	45-1-13	60	45-3-53	112	45-3-105
9	45-3-1	61	45-3-54	113	45-3-106
10	45-3-2	62	45-3-55	114	45-3-107
11	45-3-3	63	45-3-56	115	45-3-108
12	45-3-4	64	45-3-57	116	45-3-109
13	45-3-5	65	45-3-58	117	45-3-110
14	45-3-6	66	45-3-59	118	45-3-111
15	45-3-7	67	45-3-60	119	45-3-112
16	45-3-8	68	45-3-61	120	45-3-113
17	45-3-9	69	45-3-62	121	45-3-114
18	45-3-10	70	45-3-63	122	45-3-115
19	45-3-11	71	45-3-64	123	45-3-116
20	45-3-12	72	45-3-65	124	45-3-117
21	45-3-13	73	45-3-66	125	45-3-118
22	45-3-14	74	45-3-67	126	45-3-119
23	45-3-15	75	45-3-68	127	45-3-120
24	45-3-16	76	45-3-69	128	45-3-121
25	45-3-17	77	45-3-70	129	45-3-122
26	45-3-18	78	45-3-71	130	45-3-123
27	45-3-19	79	45-3-72	131	45-3-124
28	45-3-20	80	45-3-73	132	45-3-125
29	45-3-21	81	45-3-74	133	45-3-126
30	45-3-22	82	45-3-75	134	45-3-127
31	45-3-23	83	45-3-76	135	45-3-128
32	45-3-24	84	45-3-77	136	45-3-129
33	45-3-25	85	45-3-78	137	45-3-130
34	45-3-26	86	45-3-79	138	45-3-131
35	45-3-27	87	45-3-80	139	45-3-132
36	45-3-28	88	45-3-81	140	45-3-133
37	45-3-29	89	45-3-82	141	45-3-134
38	45-3-30	90	45-3-83	142	45-3-135
39	45-3-32	91	45-3-84	143	45-3-136
40	45-3-33	92	45-3-85	144	45-3-137
41	45-3-34	93	45-3-86	145	45-3-138
42	45-3-35	94	45-3-87	146	45-3-139
43	45-3-36	95	45-3-88	147	45-3-140
44	45-3-37	96	45-3-89	148	45-3-141
45	45-3-38	97	45-3-90	149	45-3-142
46	45-3-39	98	45-3-91	150	45-3-143
47	45-3-40	99	45-3-92	151	45-3-144
48	45-3-41	100	45-3-93	152	45-3-145
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Notes:

(1) Tax Lot 45-3-148 does not appear on the Town of Southeast Tax Map.

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

INTRODUCED BY: LaPerch                      DATE: May 14, 2018  
 SECONDED BY: Hecht

**WHEREAS**, an application is being made by **BARTOLO CHEESECAKES** for a Conditional Use Permit for "Light Manufacturing" to occupy an existing space in an existing building for the preparation of cheesecakes for wholesale distribution. No exterior work is proposed on a property located at 16 Mt. Ebo Road South, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 46.-2-29, and is located in the OP-2 Zoning District; and

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

1. Short Environmental Assessment Form (EAF) dated 5/2/18
2. Business Description for Bartolo Hudson Valley Foods, prepared by Bartolo Drago, undated
3. Goldbely Online Marketing Partnership Agreement, no preparer, undated
4. A-1.1, Floor Plan, prepared by Miguel A. Sostre Architecture, dated 4/19/18

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

**BE IT FURTHERE RESOLVED**, that the Town of Southeast Planning Board classifies this as a Town of Southeast Minor Project as per Town Code Section 138-4.

**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>
E. Larca, Boardmember	<u>yes</u>		

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

T. LaPerch  
 T. LaPerch, Chairman  
 Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

May 15, 2018

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

Re: Bartolo Cheesecakes  
GML §239-m Referral

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application for a Conditional Use Permit by Bartolo Cheesecakes for "Light Manufacturing" to occupy an existing space within the 16 Mount Ebo South building for the preparation of cheesecakes for wholesale distribution where no exterior work is proposed. The proposed project is located in the OP-2 Zoning District on an approximately ±11 acre parcel located at 16 Mount Ebo South, Putnam County, New York (Tax Map ID 46.-2-29).

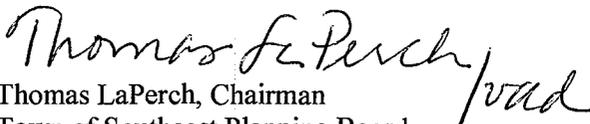
The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

Enclosed is the application for your review.

Please call Victoria Desidero, Secretary to Planning Board, Architectural Review Board and Zoning Board of Appeals, at (845)279-7736, if you should have any questions.

We thank you for your consideration and review of this application.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk