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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**August 13, 2018**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**PUBLIC HEARINGS:**

- 1. INTERIOR ROCK, 3903 Danbury Road, Tax Map ID 69.13-1-21.2** –Public Hearing to Review an Application for a Site Plan, Conditional Use Permit and Wetland Permit
- 2. FWL GROUP, LLC, 200 & 280 Fields Lane, Tax Map IDs 78.-2-2 & 78.-2-1** – Public Hearing to Receive an Application for Site Plan, Wetland Permit and Subdivision

**REGULAR SESSION:**

- 1. SPRINT PCS, 171 Joe's Hill Road, Tax Map IDs 68.-2-35.-2** – Review of Request for Exemption from Site Plan and Conditional Use Permit Review
- 2. TRINITY LUTHERAN CHURCH CLOTHING SHED, 2103 Route 6, Tax Map ID 55.12-1-3** – Review of an Application for Site Plan Amendment
- 3. CHASE BANK – CLOCKTOWER, 700 Clocktower Commons, Tax Map ID 57.-1-12.-1** – Review of an Application for Site Plan Amendment
- 4. GREEN CHIMNEYS SCHOOL, 269, 287 & 301-305 Doansburg Road, Tax Map IDs 36.17-1-3, 36.-2-17 and 36.-1-1** – Review of an Application for Site Plan Amendment & Wetland Permit
- 5. PUTNAM BUSINESS PARK ADDITION, 1689 Route 22, Tax Map ID 46.-3-17** – Review of an Application for Site Plan Amendment
- 6. Approve Meeting Minutes from July 23, 2018**

**July 30, 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#>

**TOWN OF SOUTHEAST PLANNING BOARD  
RESOLUTION TO EXEMPT  
SITE PLAN AND CONDITIONAL USE PERMIT APPROVAL (§138-54.1.B(3))**

INTRODUCED BY: *LaPerch*

DATE: August 13, 2018

SECONDED BY: *Gress*

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of a request for an exemption by **Sprint PCS** for a like-kind antenna replacement at a wireless telecommunications services facility located at 171 Joe’s Hill Road, Tax Map No. 68.-2-35.-2, in the Town of Southeast; and

**WHEREAS**, the Applicant proposes to install three (3) new panel antennas on existing pipe masts and antenna frames, thee (3) RRUs (one behind each of the proposed antennas), and associated cables and equipment. All new equipment would be located within the existing fenced compound at the base of the monopole. The proposed antennas would be located approximately 95 feet above grade, which is two feet below the top of the existing tower; and

**WHEREAS**, the Planning Board is in receipt of the following drawings and documents related to the Exemption Request, and has caused same to be reviewed by its consultants:

<b>Drawing No. &amp; Title; submitted by</b>	<b>Original Date; Last Revised</b>
Letter to Chairman LaPerch from Robert Gaudio of Snyder & Snyder, with enclosures	Dated 7/24/18
Structural Certification, prepared by Matthew K. Lackey	Dated 5/18/15
Set of 15 Drawings Entitled “Joe’s Hill Rd. (Crown) 171 Joe’s Hill Rd., Brewster, NY, 10509,” prepared by INFINIGY	Dated 3/12/18

**WHEREAS**, the Planning Board has determined on the basis of its own review and the review comments that it has received from its consultants, that all proposed improvements would reduce the overall bulk of the tower, and are consistent with the existing Conditional Use Permit for the facility;

**NOW, THEREFORE be it RESOLVED**, the Planning Board is empowered under §138-54.1E(3) to exempt the requirements for Conditional Use approval and related Site Development Plan approval for the location of antennas upon existing and approved structures, (as appropriate) and finds that:

1. The addition involves the installation of antennas or other equipment clearly indicated as part of the original approval for the communication tower and facilities, including approved additional users and collocation of approved equipment and including approved accessory structures (§138-54.1E(3)(a));
2. The addition of the replacement antennas or other equipment shall not result in any increase in the total height of the structure, as originally approved, including the height of any antenna protruding above the tower facility or other structure (§138-54.1E(3)(b));
3. The addition of replacement antennas or other equipment onto an existing tower facility shall not result in any increase in bulk (i.e., volume) greater than 25% over the total

bulk of antennas or other equipment approved for installation on said tower as per the original approval of said tower facility (§138-54.1E(3)(c));

4. The removal of the existing antennas or other equipment shall result in a net reduction in the bulk (i.e., volume) of the total bulk of antennas or other equipment approved for installation on said tower as per the original approval of said tower facility. The removal of the existing antennas shall not result in any significant alteration of the remaining antennas or equipment on the tower structure (§138-54.1E(3)(d));
5. The addition of the replacement antennas shall not include the construction of any new accessory structures such as equipment buildings, fencing or other site improvements unless such accessory structures or improvements are clearly indicated as part of the original approval for the communications tower and facilities (§138-54.1E(3)(e));
6. The existing structure previously obtained a conditional use approval for a telecommunications tower or facility (§138-54.1E(3)(f));

**NOW THEREFORE, be it RESOLVED**, the Planning Board finds that the application from Sprint PCS is consistent with the original approval and is exempt from Site Development Plan Approval and Conditional Use Approval.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman

yes  
yes  
yes  
yes

D. Rush, Vice Chairman

yes  
absent  
yes

D. Armstrong, Boardmember

E. Cyprus, Boardmember

M. Hecht, Boardmember

E. Larca, Boardmember

J. Gress, Boardmember

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

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

INTRODUCED BY: LaPerch DATE: August 13, 2018  
 SECONDED BY: Armstrong

**WHEREAS**, an application is being made by **TRINITY LUTHERAN CHURCH** for a Site Plan Amendment to add an 8 ft. by 12 ft., wood frame, freestanding clothing donation shed to a property located at 2103 Route 6, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 55.12-1-3, and is located in the R-60 Zoning District; and

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

1. Short Environmental Assessment Form (EAF), prepared by Alex Hillis, dated 5/23/18
2. Statement of Use, prepared by Alex Hillis, undated
3. Photos of pre-fabricated shed, undated
4. Aerial Photo, undated
5. Photos of "View from top of the Trinity Lutheran Church driveway"; "View from cars travelling West on Route 6"; "View from cars travelling East on Route 6," undated
6. Shed Engineering Diagram. Prepared by Wood-Tex Products, undated
7. A1, Survey, prepared by Kosinski, dated October 1985
8. Authorization Letter, signed by Reverend Jennifer Boyd, dated 5/28/18

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

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

**UPON ROLL CALL VOTE:**

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

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

T. LaPerch  
 T. LaPerch, Chairman  
 Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

August 14, 2018

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

Re: Trinity Lutheran Church Clothing Shed  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for a Site Plan Amendment by TRINITY LUTHERAN CHURCH to add an 8' x 12', wood frame, freestanding clothing donation shed. The Applicant proposes to utilize the prefabricated shed as a public donation area with weekly pick-ups from the St. Pauly Textile team. No other site changes or exterior modifications are proposed. The proposed project is located in the R-60 Zoning District on an approximately ±5.2-acre parcel located at 2103 Route 6, Putnam County, New York (Tax Map ID 55.12-1-3).

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  
Alex Hillis for Trinity Lutheran Church



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

August 14, 2018

Town of Carmel  
Carmel Town Hall  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Trinity Lutheran Church Clothing Shed

To Whom It May Concern:

The Planning Board of the Town of Southeast is considering an application for a Site Plan Amendment by Trinity Lutheran Church to add an 8' x 12', wood frame, freestanding clothing donation shed. The Applicant proposes to utilize the prefabricated shed as a public donation area with weekly pick-ups from the St. Pauly Textile team. No other site changes or exterior modifications are proposed. The proposed project is located in the R-60 Zoning District on an approximately ±5.2-acre parcel located at 2103 Route 6; Putnam County, New York (Tax Map ID 55.12-1-3).

The Town of Southeast Planning Board is herewith referring the proposed project to the Town of Carmel due to its proximity to the Town boundary.

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.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Alex Hillis for Trinity Lutheran Church



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

August 14, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Trinity Lutheran Church Clothing Shed  
2103 Route 6  
Tax Map ID 55.12-1-3

At the regular meeting of the Town of Southeast Planning Board on 8/13/18, 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 8/13/18. 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 / vad*

Thomas LaPerch, Chairman  
Southeast Planning Board

cc: Town Counsel  
Town Clerk  
Alex Hillis for Trinity Lutheran Church

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

INTRODUCED BY: LaPerch                      DATE: August 13, 2018  
 SECONDED BY: Armstrong

**WHEREAS**, an application is being made by **CHASE BANK** for a Site Plan Amendment for the addition of a new drive-thru ATM at an existing Chase Bank drive-thru location. The Applicant proposes to utilize the existing canopy and drive-thru lane. The existing concrete island would be re-built to accommodate new electrical services to service the drive-thru ATM. No other site changes are proposed on a property located at 700 Clocktower Commons, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 57.-1-12.-1, and is located in the SR-22 Zoning District; and

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

1. Short Environmental Assessment Form (EAF), prepared by Jeffrey Martell, dated 7/2/18
2. Site Plan, G-001 to G-006, prepared by TPG Architecture, LLC, dated 5/16/15
3. A-101 to A-103, Architectural Plans, prepared by TPG Architecture, LLC, dated 5/16/18
4. 1 of 1, Partial Boundary & Topographic Survey, prepared by TPG Architecture, LLC, dated 5/18/18
5. E.001.00 to E.201.00, Electrical Plans, prepared by TPG Architecture, LLC, dated 5/29/18

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

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

**UPON ROLL CALL VOTE:**

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

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

T. LaPerch  
 T. LaPerch, Chairman  
 Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

August 14, 2018

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

Re: Chase Bank – Clocktower Commons  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for Site Plan Amendment by Chase Bank for the addition of a new drive-thru ATM at an existing Chase Bank drive-thru location. The Applicant proposes to utilize the existing canopy and drive-thru lane. The existing concrete island would be re-built to accommodate new electrical services to service the drive-thru ATM. No other site changes are proposed. The proposed project is located in the SR-22 Zoning District on an approximately ±8.93-acre parcel located at 700 Clocktower Commons, Putnam County, New York (Tax Map ID 57.-1-12.-1).

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

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

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

Sincerely,

*Thomas LaPerch / vad*

Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
TPG Architecture



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

August 14, 2018

TO: Architectural Review Board

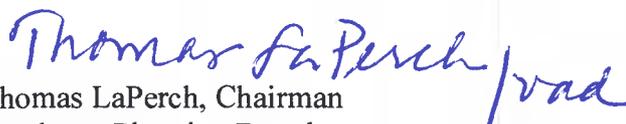
FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Chase Bank – Clocktower Commons  
700 Clocktower Commons  
Tax Map ID 57.-1-12.-1

At the regular meeting of the Town of Southeast Planning Board on 8/13/18, 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 8/13/18. 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  
TPG Architecture

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

INTRODUCED BY: LaPerch

DATE: August 13, 2018

SECONDED BY: Gress

**WHEREAS**, an application is being made by **GREEN CHIMNEYS** for a Site Plan Amendment and Wetland Permit for the renovation of an existing barn on an approximately 32.11-acre property located at 301 Doansburg Road in the Town of Southeast, New York. The proposed project includes the construction of asphalt and gravel parking areas and access to the existing building, a new septic system to service the renovated barn, and associated lighting, landscaping, stormwater management practices, and rehabilitation of an existing well. The Applicant proposes to use the renovated barn for vocational food services training, which is consistent with the current agricultural and educational use of the property. Farms are a use permitted by right in the R-160 Zoning District, and private schools and philanthropic institutions are Special Permit uses; and

**WHEREAS**, the property is identified as Tax Map Numbers 36.-1-1, 36.-2-17 & 36.17-1-3, and is located in the R-160 Zoning District; and

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

1. Short Environmental Assessment Form (EAF), dated 7/23/18
2. OP-1, Sketch Plan, prepared by Insight Engineering, dated 7/23/18
3. SP-1, Overall Plan, prepared by Insight Engineering, dated 7/23/18
4. Aerial Photo, dated 7/23/18
5. Architectural Drawings (8 Sheets), prepared by KG&D Architects, PC, dated 7/20/18

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

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

**UPON ROLL CALL VOTE:**

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

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

August 14, 2018

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

Re: Green Chimneys  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for a Site Plan Amendment and Wetland Permit application by Green Chimneys School for the renovation of an existing barn on an approximately 32.11-acre property, including the construction of asphalt and gravel parking areas and access to the existing building, a new septic system to service the renovated barn, and associated lighting, landscaping, stormwater management practices, and rehabilitation of an existing well. The Applicant proposes to use the renovated barn for vocational food services training, which is consistent with the current agricultural and educational use of the property. The proposed project is located in the R-160 Zoning District at 301 Doansburg Road, Putnam County, New York (Tax Map IDs 36.-1-1, 36.-2-17 & 36.17-1-3).

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  
Insight Engineering



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

August 14, 2018

Town of Patterson  
Patterson Town Hall  
PO Box 470  
1142 Route 311  
Patterson, NY 12563

Re: Green Chimneys School

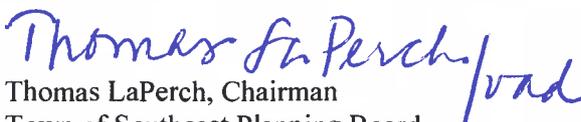
To Whom It May Concern:

The Planning Board of the Town of Southeast is considering an application for Site Plan Amendment and Wetland Permit by Green Chimneys for the renovation of an existing barn on an approximately 32.11-acre property located at 301 Doansburg Road, Putnam County, NY. The proposed project includes the construction of asphalt and gravel parking areas and access to the existing building, a new septic system to service the renovated barn, and associated lighting, landscaping, stormwater management practices, and rehabilitation of an existing well. The Applicant proposes to use the renovated barn for vocational food services training, which is consistent with the current agricultural and educational use of the property. The proposed project is located in the R-160 Zoning District and identified as Tax Map ID Numbers 36.-1-1, 36.-2-17 & 36.17-1-3.

The Town of Southeast Planning Board is herewith referring the proposed project to the Town of Patterson due to its proximity to the Town boundary.

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.

Sincerely,

  
Thomas LaPerch, Chairman  
Town of Southeast Planning Board

Attachment

cc: Town Attorney  
Town Clerk  
Insight Engineering



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

August 14, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Green Chimneys School  
301 Doansburg Road  
Tax Map IDs 36.-1-1, 36.-2-17 & 36.17-1-3

At the regular meeting of the Town of Southeast Planning Board on 8/13/18, 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 8/13/18. 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  
Insight Engineering

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

INTRODUCED BY: LaPerch  
SECONDED BY: Hecht

DATE: August 13, 2018

**WHEREAS**, an application is being made by **PUTNAM BUSINESS PARK** for a Site Plan Amendment to build a 4,000 sq. ft. addition on the northern side of an existing 28,900 sq. ft. office and warehouse building and demolish a 1,976 sq. ft. portion of the existing building. Additionally, the Applicant proposes to grade and improve an asphalt parking area to the north of the existing building and proposed building addition, subsequently increasing the number of off-street parking spaces from 116 spaces to a total of 121 spaces on a ±21-acre property located at 1689 Route 22, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 46.-3-17, and is located in the RC Zoning District; and

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

1. Memorandum to Secretary Desidero from James J. Hahn Engineering, dated 5/21/18
2. Short Environmental Assessment Form (EAF) dated 3/30/18
3. Letter to Patrick Alagna from Ecological Solutions, LLC, dated 2/27/18
4. C-1, Schematic Site Plan, prepared by James J. Hahn Engineering, dated 5/17/18

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

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

**UPON ROLL CALL VOTE:**

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

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

August 14, 2018

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

Re: Putnam Business Park  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for a Site Plan Amendment by Putnam Business Park to build a 4,000 square foot (sf) addition on the northern side of an existing 28,900 sf office and warehouse building located at 1689 Route 22 in Brewster, and demolish a 1,976 sf portion of the existing building. Additionally, the Applicant proposes to grade and improve an asphalt parking area to the north of the existing building and proposed building addition, subsequently increasing the number of off-street parking spaces from 116 spaces to a total of 121 spaces (an increase of 5 spaces). The proposed project is located in the RC Zoning District on an approximately ±21-acre parcel located at 1689 Route 22, Putnam County, New York (Tax Map ID 46.-3-17).

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  
James J. Hahn Engineering



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

August 14, 2018

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Putnam Business Park  
1689 Route 22  
Tax Map ID 46.-3-17

At the regular meeting of the Town of Southeast Planning Board on 8/13/18, 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 8/13/18. 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,

A handwritten signature in blue ink that reads "Thomas LaPerch / vad".

Thomas LaPerch, Chairman  
Southeast Planning Board

cc: Town Counsel  
Town Clerk  
James J. Hahn Engineering