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**TOWN OF SOUTHEAST PLANNING BOARD AGENDA**

**October 7, 2019**

**CIVIC CENTER, 1360 Route 22**

**7:30 p.m.**

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**PUBLIC HEARINGS:**

**REGULAR SESSION:**

1. **LIFE STORAGE, INC., 1639 Route 22, Tax Map ID 46.-3-13** – Continued Review of an Application for Site Plan Amendment and Wetland Permit
2. **PUTNAM PAWS DOGGY DAYCARE & GROOMING, 1485 Route 22, Tax Map ID 57.-1-8** – Review of an Application for Site Plan Amendment
3. **FICARRA CONDITIONAL USE PERMIT, 8 Bridey Lane, Tax Map ID 47.-2-36.5** – Consider Final Approval for Conditional Use Permit for an Accessory Apartment
4. **BRAVCOR, LLC, 66 Fields Lane, Tax Map ID 78.-2-15** – Review of an Application for a Conditional Use Permit for **Valor Fitness**
5. **BRAVCOR, LLC, 66 Fields Lane, Tax Map ID 78.-2-15** – Review of an Application for a Conditional Use Permit for **9er Baseball**
6. **BREWSTER RETAIL OUTLET, 1224 Route 22, Tax Map ID 57.-2-42** – Review of an Application for a Site Plan Amendment
7. **Approve Meeting Minutes of September 9, 2019**
8. **Approve Meeting Minutes of September 23, 2019**

**September 26, 2019/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, NY  
PLANNING BOARD RESOLUTION  
CLASSIFY AS TYPE II ACTION  
AND TOWN OF SOUTHEAST MINOR PROJECT**

INTRODUCED BY: LaPerch                      DATE: October 7, 2019  
SECONDED BY: Gress

**WHEREAS**, an application is being made by **BAILEY SANTUCCI/PUTNAM PAWS** for a Site Plan Amendment for a proposal to construct a two-story structure (approximately 768 sf footprint) addition to an existing mixed-use (doggie day-care and accessory residential apartment). The proposed addition includes a two-car garage with a loft/storage area and deck that would serve the existing accessory residential use and reduce the size of the existing fenced dog run area. The remaining pervious dog run area would be re-surfaced with concrete. Putnam Paws is also proposing a roof extension to provide some shelter over the paved parking area: and

**WHEREAS**, the Putnam Paws business has an existing Special Permit for the doggie daycare, grooming, and accessory retail uses, and no changes are proposed to the business operations; and

**WHEREAS**, the property is located at 1485 Route 22, in the Town of Southeast, New York in the SR-22 Zoning District and identified as Tax Map Number 57.-1-8; and

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

1. Short Environmental Assessment Form (EAF) dated 9/12/19
2. Statement of Use, no preparer, dated 9/12/19
3. Memorandum to Chairman La Perch from Curt Johnson, Group Designs. LLC, dated 9/12/19
4. Aerial Site View, prepared by Group Designs, LLC, dated 9/16/19
5. SP-1, Amended Site Plan, prepared by Group Designs, LLC, dated 9/16/19

**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)(9), 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>absent</u>
D. Armstrong, Boardmember	<u>absent</u>	E. Cyprus, Boardmember	<u>absent</u>
M. Hecht, Boardmember	<u>yes</u>	J. Gress, Boardmember	<u>yes</u>
J. King, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



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

October 8, 2019

TO: Architectural Review Board

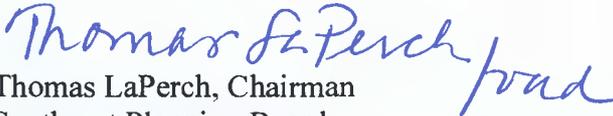
FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: **PUTNAM PAWS DOGGY DAYCARE & GROOMING**  
1485 Route 22  
Tax Map ID 57.-1-8

At the regular meeting of the Town of Southeast Planning Board on 10/7/19, 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 10/7/19. 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  
Design Group, LLC

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION FOR A CONDITIONAL USE PERMIT  
FOR FICARRA ACCESSORY APARTMENT**

INTRODUCED BY:

LaPerch

DATE: October 7, 2019

SECONDED BY:

Gress

**WHEREAS**, an application is being made by **VINCENT & LINDA FICARRA** for a Conditional Use Permit for an accessory apartment on a property located at 8 Bridey Lane, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 47.-2-36.5, and is located in the R-60 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 8/13/19, 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. Planning Board Application, prepared by Linda Ficarra, dated 8/13/19
2. Floor Plan for Ficarra Basement, prepared by Design Basics, Inc. undated
3. Certificate of Occupancy, dated 7/19/05
4. Putnam County Department of Health Approval for Five Bedroom House, dated 7/17/02
5. Survey of Property, prepared by Terry Bergendorff Collins, dated 5/20/02; revised 8/8/05

**WHEREAS**, the Planning Board has determined on the basis of its own review, and the review of comments received from its consultants, that the information submitted by the applicant is in substantial compliance with Chapter 138, "Zoning," of the Town of Southeast Code; and

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

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

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman yes  
D. Armstrong, Boardmember absent  
M. Hecht, Boardmember yes  
J. King, Boardmember yes

D. Rush, Vice Chairman absent  
E. Cyprus, Boardmember absent  
J. Gress, Boardmember yes

The resolution was passed by a vote of 4 to 0, with 3 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: 10.7.19  
SECONDED BY: King

**WHEREAS**, an application is being made by **BRAVCOR, LLC** for **VALOR FITNESS** for a Conditional Use Permit for a Recreation Use on a property located at 66 Fields Lane, in the Town of Southeast, New York; and

**WHEREAS**, the applicant is seeking a Conditional Use Permit approval for Valor Fitness, a 2,250 sq. ft. physical fitness training facility in an area previously approved for office use. No exterior modifications are proposed. Valor Fitness consists of one trainer and up to eight trainees at a given time and operates until 9 pm seven days a week; and

**WHEREAS**, the property is identified as Tax Map Number 78.-2-15 and is located in the OP-1 Zoning District; and

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

1. Planning Board Application, prepared by Robert Alfredo, BRAVCOR, LLC, dated 8/14/19
2. Statement of Use, prepared by Robert Alfredo, BRAVCOR, LLC, dated 8/14/19
3. Short Environmental Assessment Form (EAF) dated 8/14/19
4. Memorandum to Bibbo Associates from Putnam County Department of Health, dated 6/3/19
5. Engineer's Report prepared by Bibbo Associates, dated 4/23/19
6. Color Photo showing location of tenant space within building.

**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)(9), 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>absent</u>
D. Armstrong, Boardmember	<u>absent</u>	E. Cyprus, Boardmember	<u>absent</u>
M. Hecht, Boardmember	<u>yes</u>	J. Gress, Boardmember	<u>yes</u>
J. King, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION FOR A CONDITIONAL USE PERMIT  
FOR BRAVCOR, LLC FOR VALOR FITNESS**

INTRODUCED BY:

LaPerch

DATE: October 7, 2019

SECONDED BY:

King

**WHEREAS**, an application is being made by **BRAVCOR, LLC for VALOR FITNESS** for a Conditional Use Permit for Recreation on a property located at 66 Fields Lane, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 78.-2-15, and is located in the OP-1 Zoning District; and

**WHEREAS**, the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short Environmental Assessment Form (EAF) dated 8/14/19, 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. Planning Board Application, prepared by Robert Alfredo, BRAVCOR, LLC, dated 8/14/19
2. Statement of Use, prepared by Robert Alfredo, BRAVCOR, LLC, dated 8/14/19
3. Memorandum to Bibbo Associates from Putnam County Department of Health, dated 6/3/19
4. Engineer's Report prepared by Bibbo Associates, dated 4/23/19
5. Color Photo showing location of tenant space within building.

**WHEREAS**, the Planning Board has determined on the basis of its own review, and the review of comments received from its consultants, that the information submitted by the applicant is in substantial compliance with Chapter 138, "Zoning," of the Town of Southeast Code; and

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

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

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman yes  
 D. Armstrong, Boardmember absent  
 M. Hecht, Boardmember yes  
 J. King, Boardmember yes

D. Rush, Vice Chairman absent  
 E. Cyprus, Boardmember absent  
 J. Gress, Boardmember yes

The resolution was passed by a vote of 4 to 0, with 3 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: 10.7.19

SECONDED BY: Gress

**WHEREAS**, an application is being made by **BRAVCOR, LLC** for **9er BASEBALL** for a Conditional Use Permit for a Recreation Use on a property located at 66 Fields Lane, in the Town of Southeast, New York; and

**WHEREAS**, the applicant is seeking a Conditional Use Permit approval for 9er baseball, a 4,500 sq. ft. baseball training facility in an area previously approved for office use. No exterior modifications are proposed. 9er Baseball consists of two trainers and up to 10 trainees at any given time, and operates to 9 pm seven days a week; and

**WHEREAS**, the property is identified as Tax Map Number 78.-2-15 and is located in the OP-1 Zoning District; and

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

1. Planning Board Application, prepared by Robert Alfredo, BRAVCOR, LLC, dated 8/14/19
2. Statement of Use, prepared by Robert Alfredo, BRAVCOR, LLC, dated 8/14/19
3. Short Environmental Assessment Form (EAF) dated 8/14/19
4. Memorandum to Bibbo Associates from Putnam County Department of Health, dated 6/3/19
5. Engineer's Report prepared by Bibbo Associates, dated 4/23/19
6. Color Photo showing location of tenant space within building.

**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)(9), 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 yes

D. Rush, Vice Chairman absent

D. Armstrong, Boardmember absent

E. Cyprus, Boardmember absent

M. Hecht, Boardmember yes

J. Gress, Boardmember yes

J. King, Boardmember yes

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD RESOLUTION FOR A CONDITIONAL USE PERMIT  
FOR BRAVCOR, LLC FOR 9er BASEBALL**

INTRODUCED BY:

LaPerchDATE: October 7, 2019

SECONDED BY:

King

**WHEREAS**, an application is being made by **BRAVCOR, LLC for 9er BASEBALL** for a Conditional Use Permit for Recreation on a property located at 66 Fields Lane, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 78.-2-15, and is located in the OP-1 Zoning District; and

**WHEREAS**, the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short Environmental Assessment Form (EAF) dated 8/14/19, 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:

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3. Memorandum to Bibbo Associates from Putnam County Department of Health, dated 6/3/19
4. Engineer's Report prepared by Bibbo Associates, dated 4/23/19
5. Color Photo showing location of tenant space within building.

**WHEREAS**, the Planning Board has determined on the basis of its own review, and the review of comments received from its consultants, that the information submitted by the applicant is in substantial compliance with Chapter 138, "Zoning," of the Town of Southeast Code; and

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

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

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman

yes

D. Armstrong, Boardmember

absent

M. Hecht, Boardmember

yes

J. King, Boardmember

yes

D. Rush, Vice Chairman

absent

E. Cyprus, Boardmember

absent

J. Gress, Boardmember

yes

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch / md

T. LaPerch, Chairman  
Southeast Planning Board

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

**INTRODUCED BY:** LaPerch

**DATE:** October 7, 2019

**SECONDED BY:** Hecht

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of an application for Site Plan Amendment, and other supporting documents for a project entitled **BREWSTER RETAIL OUTLET**; and

**WHEREAS**, the proposed project is located at 1224 Route 22 in the RC Zoning District in the Town of Southeast and identified as Tax Map ID 57.-2-42; and

**WHEREAS**, to meet the New York City Department of Environmental Protection (NYCDEP) redevelopment requirements for a SWPPP, the applicant proposes to reduce the impervious surface area by 25% and to install drainage improvements at the existing gas station/convenience store currently undergoing renovations (the "proposed project"); and

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

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

**UPON ROLL CALL VOTE:**

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

The resolution was passed by a vote of 4 to 0, with 3 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board



**TOWN OF SOUTHEAST**

Planning Board  
1 Main Street  
Brewster, NY 10509

October 8, 2019

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

Re: Brewster Retail Outlet  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for a Site Plan Amendment by BREWSTER RETAIL OUTLET. In order to meet the New York City Department of Environmental Protection (NYCDEP) redevelopment requirements for a SWPPP, the applicant proposes to reduce the impervious surface area by 25% and to install drainage improvements at the existing gas station/convenience store currently undergoing renovations. The proposed project is located in the SR-22 Zoning District at 1224 Route 22 Putnam County, New York (Tax Map ID 57.-2-42).

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  
JR Folchetti & Associates