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**PUBLIC HEARINGS:**

1. **NORTHWOOD TREE CARE, 25 Fields Lane and 465 North Salem Road, Tax Map IDs 72.-2-73 & 71** – Continued Public Hearing to Review an Application for Site Plan, Special Use Permit and Conditional Use Permit

**THIS ITEM IS BEING CONTINUED UNTIL SUCH TIME AS A NEW LEGAL NOTICE CAN BE POSTED PROVIDING DETAILS AS TO HOW TO ACCESS THE MEETING REMOTELY**

**REGULAR SESSION:**

1. **HENRY TREE SERVICE, 47 Prospect Hill Road, Tax Map ID 56.15-1-6** – Review of an Application for Site Plan Amendment
2. **CLASSIC M&J PROPERTIES, INC., 4 Sodom Lane South, Tax Map ID 68.5-2-13** – Review of Application for Special Permit
3. **NYSEG LINE 803 REBUILD** – Review of an Application for Wetland Permit
4. **AT&T, 3925 Danbury Road, Tax Map ID 69.13-1-20** – Review of an Application for Site Plan Amendment
5. **APPROVE MEETING MINUTES OF FEBRUARY 24, 2020**
6. **APPROVE MEETING MINUTES OF MARCH 9, 2020**

March 22, 2020/VAD

Agenda Subject to Change

**\*GOTOMEETING INSTRUCTIONS:**

Please join from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/935609157>

This is the preferred method so you can see the documents and plans being discussed. When prompted, please provide your full name. If you are representing an application, please also provide the name of your firm.

You can also dial in using your phone.

**Call-in number:** +1 (224) 501-3412

**Access Code:** 935-609-157

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**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  
SECONDED BY: Rush

DATE: March 23, 2020

**WHEREAS**, an application is being made by **BILL HENRY TREE SERVICE** for a Site Plan Amendment to expand the outdoor storage area, relocate the wood burning stove, add signage, add an entrance gate, and minimize the slope on the west side of the property located at 47 Prospect Hill Road, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 56.15-1-6, 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 2/28/20
2. Memorandum to Chairman LaPerch from Insite Engineering, dated 3/2/20
3. SP-1, Site Plan, prepared by Insite Engineering, dated 9/6/16; last revised 3/2/20
4. SP-2, Grading & Drainage Plan, prepared by Insite Engineering, dated 9/6/16; last revised 3/2/20
5. SP-3, Erosion & Sediment Control Plan, prepared by Insite Engineering, dated 9/6/16; last revised 3/2/20
6. SP-1, Lighting Plan, prepared by Insite Engineering, dated 10/20/16; last revised 3/2/20
- 7.

**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>yes</u>
D. Armstrong, Boardmember	<u>yes</u>	E. Cyprus, Boardmember	<u>yes</u>
M. Hecht, Boardmember	<u>absent</u>	J. King, Boardmember	<u>yes</u>
L. Eckardt, 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**  
One Main Street  
Brewster, NY 10509

March 23, 2020

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman  
Southeast Planning Board

RE: Bill Henry Tree Service  
47 Prospect Hill Road  
Tax Map ID 56.15-1-6

At the regular meeting of the Town of Southeast Planning Board on 3/23/20, 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 3/23/20. 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  
Insite Engineering

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

INTRODUCED BY: LaPerch                      DATE: March 23, 2020  
SECONDED BY: Rush

**WHEREAS**, an application is being made by **CLASSIC M&J PROPERTIES** for a Special Permit for a woodworking shop and office use within an existing mixed-use residential and commercial building located on a property at 4 Sodom Lane South, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 68.5-2-13, and is located in the NB Zoning District; and

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

1. Short Environmental Assessment Form (EAF) dated 2/28/20
2. A-1, Existing Conditions, Basement Plan, prepared by Patrick M Croke, Architect, dated 2/28/20
3. A-2, Existing Conditions, First Floor Plan, prepared by Patrick M Croke, Architect, dated 2/28/20
4. A-3, Existing Conditions, Second Floor Plan, prepared by Patrick M Croke, Architect, dated 2/28/20

**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>yes</u>
D. Armstrong, Boardmember	<u>yes</u>	E. Cyprus, Boardmember	<u>yes</u>
M. Hecht, Boardmember	<u>absent</u>	J. King, Boardmember	<u>yes</u>
L. Eckardt, 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

March 23, 2020

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

Re: Classic M&J Properties Special Permit  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for Special Permit by CLASSIC M&J PROPERTIES for a woodworking shop and office use within an existing mixed-use residential and commercial building. The proposed project is located in the NB Zoning District on an approximately ±0.17-acre parcel located at 4 Sodom Lane South, Putnam County, New York (Tax Map ID 68.5-2-13).

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  
Classic M&J Properties

**TOWN OF SOUTHEAST  
PLANNING DEPARTMENT  
SPECIAL PERMIT REFERRAL**

**INTRODUCED BY:**

**DATE:** March 23, 2020

**SECONDED BY:**

**WHEREAS, CLASSIC M&J PROPERTIES** located at 4 Sodom Lane South, in the Town of Southeast, has applied for a Special Permit from the Town Board of the Town of Southeast for or a woodworking shop and office use within an existing mixed-use residential and commercial building in the NB Zoning District, on property designated as Tax Map Number 68.5-2-13; and,

**WHEREAS,** a woodworking shop is a "general business" use, which is a "Special Permit" use in the NB Zoning District and "office" is a permitted principal use; and

**WHEREAS,** the Town Board has requested a report from the Planning Board on the said proposal; and,

**WHEREAS,** the Planning Board has determined that the above request for a Special Use Permit for this particular project is in conformance with Article X of Chapter 138 of the Zoning Code of the Town of Southeast; and,

**WHEREAS,** the Planning Board, having reviewed such application together with its consultants, finds that there will be no adverse affect to the surrounding area or the environment,

**NOW, THEREFORE, BE IT RESOLVED,** that the Planning Board recommends that the Town Board of the Town of Southeast grant the requested Special Permit.

**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>yes</u>
M. Hecht, Boardmember	<u>absent</u>	J. King, Boardmember	<u>yes</u>
L. Eckardt, 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

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

**INTRODUCED BY:** *LaPerch*

**DATE:** March 23, 2020

**SECONDED BY:** *Cyprus*

**WHEREAS**, the Planning Board of the Town of Southeast is in receipt of an application for Wetland Permit, and other supporting documents for a project entitled **NYSEG LINE 803 REBUILD**; and

**WHEREAS**, the applicant is seeking to replace and rebuild the existing 46kV Line 803 electric transmission line within the existing 3-mile, 100-foot wide ROW from Kent Substation in the Town of Patterson to the Tilly Foster Substation in the Town of Southeast. The Applicant also proposes to install 51 new wooden transmission poles, new electrical conductors, and approximately 590 feet of new fiber optic ground wire between the two stations. Temporary impacts (associated with access roads and work pads) include 0.38 acres within wetland areas and 0.94 acres in Controlled Areas. Permanent impacts include 0.001 acres (45 sf) in wetlands and 0.004 (165 sf) in Controlled Areas and are associated with replacing aging poles with new poles. Watercourses will be spanned using timber mats; and

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

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

**UPON ROLL CALL VOTE:**

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

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

March 23, 2020

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

Re: NYSEG LINE 803 REBUILD  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for Wetland Permit by NYSEG to replace and rebuild the existing 46kV Line 803 electric transmission line within the existing 3-mile, 100-foot wide ROW from Kent Substation in the Town of Patterson to the Tilly Foster Substation in the Town of Southeast. The Applicant also proposes to install 51 new wooden transmission poles, new electrical conductors, and approximately 590 feet of new fiber optic ground wire between the two stations. Temporary impacts (associated with access roads and work pads) include 0.38 acres within wetland areas and 0.94 acres in Controlled Areas. Permanent impacts include 0.001 acres (45 sf) in wetlands and 0.004 (165 sf) in Controlled Areas and are associated with replacing aging poles with new poles. Watercourses will be spanned using timber mats.

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  
LaBella Associates, DPC



## TOWN OF SOUTHEAST

Planning Board  
1 Main Street  
Brewster, NY 10509

March 23, 2020

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

Re: NYSEG LINE 803 REBUILD

To Whom It May Concern:

The Planning Board of the Town of Southeast is considering an application for Wetland Permit by NYSEG to replace and rebuild the existing 46kV Line 803 electric transmission line within the existing 3-mile, 100-foot wide ROW from Kent Substation in the Town of Patterson to the Tilly Foster Substation in the Town of Southeast. The Applicant also proposes to install 51 new wooden transmission poles, new electrical conductors, and approximately 590 feet of new fiber optic ground wire between the two stations. Temporary impacts (associated with access roads and work pads) include 0.38 acres within wetland areas and 0.94 acres in Controlled Areas. Permanent impacts include 0.001 acres (45 sf) in wetlands and 0.004 (165 sf) in Controlled Areas and are associated with replacing aging poles with new poles. Watercourses will be spanned using timber mats.

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.

The Planning Board has set a Public Hearing for this application for 7:30 pm on April 27, 2020 at Town Hall, 1360 Route 22, Brewster, NY.

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  
LaBella Associates, DPC

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

INTRODUCED BY:

LaPerce

DATE: March 23, 2020

SECONDED BY:

Armstrong

**WHEREAS**, an application is being made by **NEW CINGULAR WIRELESS d/b/a AT&T** for a Site Plan Amendment to extend the height of the existing 100 ft monopole to 120 ft. and mount three antennas at approximately 116 feet, along with associated equipment within the base of the existing fenced compound. AT&T will maintain the existing concealment measures by placing the proposed antennas within the extended canister on a property located at 3925 Danbury Road, in the Town of Southeast, New York; and

**WHEREAS**, the property is identified as Tax Map Number 69.13-1-20, and is located in the SR-6 Zoning District; and

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

1. Letter to the Planning Board members, prepared by Alec R. Gladd (New Cingular Wireless PCS, LLC), dated February 28, 2020
2. Exhibit A – Eligible Facilities Request, prepared by Alec R. Gladd (New Cingular Wireless PCS, LLC), dated February 28, 2020
3. Exhibit B – Applicable Laws and Regulations (47 USC § 1455 and 47 CFR § 1.6100)
4. Exhibit C – Modification Drawings, drafted by Krupakaran Kolandaivelu, P.E., last revised February 10, 2020
5. Exhibit D – Resolution of Conditional Use/Final Site Plan Approval, dated August 10, 2009
6. Exhibit E - Structural Analysis Report, prepared by ATC Tower Services Inc., dated November 26, 2019 and last authorized February 18, 2020.
7. Exhibit F – FCC Compliance Assessment and Report, prepared by Pinnacle Telecom Group, dated February 14, 2020
8. Exhibit G – Planning Board Application Form, prepared by Alec R. Gladd (New Cingular Wireless PCS, LLC), dated February 27, 2020
9. Exhibit H – Building Permit Application Form, prepared by New Cingular Wireless PCS, LLC, dated January 29, 2020
10. Exhibit I – Certificates of Insurance, prepared by Margaret Robinson (American Tower Corporation), dated February 5, 2020.
11. Letter of Authorization, prepared by Margaret Robinson (American Tower Corporation), dated November 6, 2019, expires April 10, 2020.

**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. Armstrong, Boardmember yes

M. Hecht, Boardmember absent

L. Eckardt, Boardmember yes

D. Rush, Vice Chairman yes

E. Cyprus, Boardmember yes

J. King, Boardmember yes

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

March 23, 2020

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

Re: New Cingular Wireless d/b/a AT&T  
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for Site Plan Amendment by AT&T to extend the height of the existing 100 ft monopole to 120 ft. and mount three antennas at approximately 116 feet, along with associated equipment within the base of the existing fenced compound. AT&T will maintain the existing concealment measures by placing the proposed antennas within the extended canister. The proposed project is located in the SR-6 Zoning District on a parcel located at 3925 Danbury Road, Putnam County, New York (Tax Map ID 69.13-1-20).

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  
Cuddy & Feder, LLP