
TOWN OF SOUTHEAST PLANNING BOARD AGENDA August 24, 2020 7:30 p.m.

Please join from your computer, tablet or smartphone: When prompted, please type your full name

<https://us02web.zoom.us/j/87193369434>

***** This meeting will be recorded *****

PUBLIC HEARINGS:

- 1. W DESIGNE, 3867 Danbury Road, Tax Map ID 69.13-1-23** – Public Hearing to Review Application for Site Plan Amendment and Conditional Use Permit

REGULAR SESSION:

- 1. 1041 BREWSTER BUSINESS p/k/a LYONS DEVELOPMENT, 1 Starr Ridge Road, Tax Map ID 68.-2-2** – Review of an Application for Site Plan Amednment
- 2. APPROVE MEETING MINUTES OF July 27, 2020**

**Agenda Subject to Change
August 24, 2020/VAD**

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#>

***** ZOOM MEETING INSTRUCTIONS *****

New to Zoom? Please download the free app now so you are ready when the meeting starts: <https://zoom.us/download>

Please join from your computer, tablet or smartphone by clicking on this link:
<https://us02web.zoom.us/j/87193369434>

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.

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Call-in number: +1 929 436 2866 US

Meeting ID: [871 9336 9434](https://us02web.zoom.us/j/87193369434)

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

INTRODUCED BY: *LaPerch*

DATE: August 24, 2020

SECONDED BY: *Rush*

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a Site Plan Amendment and Conditional Use Permit, and other supporting documents for a project entitled **W DESIGNE**; and

WHEREAS, the proposed project is located at 3867 Danbury Road in the SR-6 Zoning District in the Town of Southeast and identified as Tax Map ID 69.13-1-23; and

WHEREAS, the applicant is proposing a change of use at an existing 19,530-sq. ft. multi-tenant building with the intent to occupy 13,500 sq. ft. of the building for its wood working company, which is a "General Business Use," including a fabrication area, offices and a showroom. The remainder of the building would continue to be used as three separate retail spaces. A new dumpster enclosure, replacement lighting and landscaping are proposed within the parking area; and

WHEREAS the Planning Board scheduled a public hearing on the proposed Site Plan Amendment and Conditional Use Permit for 8/24/20; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 7/27/20; 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

yes

absent

yes

yes

D. Rush, Vice Chairman

yes

absent

yes

D. Armstrong, Boardmember

E. Cyprus, Boardmember

M. Hecht, Boardmember

J. King, Boardmember

L. Eckardt, Boardmember

The resolution was *passed* by a vote of *5* to *0*, with *2* absent.

T. LaPerch

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

State Environmental Quality Review
NEGATIVE DECLARATION
 Notice of Determination of Non-Significance

Date: August 24, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Southeast Planning Board as Lead Agency has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action: WDESIGNE, INC.

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

WDesigne, Inc. is seeking Site Plan approval for a change of use at an existing 19,530-sf multi-tenant building located on an approximately 1.74-acre site in the SR-6 Zoning District. The Applicant proposes to occupy 13,500 square feet of the building for its wood working company, which is a "General Business Use." The remainder of the building would continue to be used as three separate retail spaces. The WDesigne, Inc. space would include a fabrication area, offices and a showroom. A new dumpster enclosure, replacement lighting, and landscaping are proposed within the parking area. The Proposed Project requires Site Plan approval and Conditional Use Permit approval from the Planning Board.

Location: 3867 Danbury Road, Tax Map ID 69.13-1-23

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to Chairman LaPerch from PW Scott Engineering, dated 6/22/20
- Statement of Use, prepared by PW Scott Engineering, dated 6/10/20
- Project Information, prepared by PW Scott Engineering, undated
- SY1, Preliminary Site Plan, prepared by PW Scott Engineering, dated 6/20/20
- SY2, Site Plan, prepared by PW Scott Engineering, dated 6/20/20
- SY3, Landscape Plan, prepared by PW Scott Engineering, dated 6/20/20
- SY4, Lighting Plan, prepared by PW Scott Engineering, dated 6/20/20
- A1, Existing Floor Plan, prepared by PW Scott Engineering, dated 6/20/20
- A2, Existing Building Elevations, prepared by PW Scott Engineering, dated 6/20/20

WHEREAS, on 7/27/20, the Planning Board classified the proposed action as an Unlisted action and circulated its intent to serve as Lead Agency in a coordinated review of the project, to which no other agency has objected; and

WHEREAS, the Planning Board held a publically noticed meeting on 8/24/20, at which time members of the public were given the opportunity to comment on the proposed project; and

WHEREAS, the Planning Board has reviewed the full Environmental Assessment Form (EAF) and has thoroughly analyzed the information concerning relevant areas of environmental concern both submitted by the applicant and gather by the Planning Board through its consultants and the public; and

WHEREAS, in addition to the factors considered above, the Planning Board considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

- (i) Not result in "a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;" (§617.7(c)(1)(i))
- (ii) Not result in "the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;" (§617.7(c)(1)(iii))
- (iii) Not result in "the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;" (§617.7(c)(1)(iii))
- (iv) Not result in "the creation of a material conflict with a community's current plans or goals as officially approved or adopted;" (§617.7(c)(1)(iv))
- (v) Not result in "the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;" (§617.7(c)(1)(v))
- (vi) Not result in "a major change in the use of either the quantity or type of energy;" (§617.7(c)(1)(vi))
- (vii) Not result in "the creation of a hazard to human health;" (§617.7(c)(1)(vii))
- (viii) Not result in "a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;" (§617.7(c)(1)(viii))
- (ix) Not result in "the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;" (§617.7(c)(1)(ix))
- (x) Not result in "the creation of a material demand for other actions that would result in one of the above consequences;" (§617.7(c)(1)(x))
- (xi) Not result in "changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Southeast, acting as Lead Agency, and having reviewed the EAF and all supplementary information, has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

For Further Information:

Contact Person: Victoria Desidero
Address: Town of Southeast Planning Department
One Main Street
Brewster, NY 10509
Telephone Number: (845) 279-7736

A Copy of this Notice has been filed with:

INVOLVED/INTERESTED AGENCY	
Putnam County Department of Health 1 Geneva Road Brewster, New York 10509	Town Board 1360 Route 22 Brewster, NY 10509
SEQR Unit New York State Department of Transportation Traffic Engineering & Safety Division 4 Burnett Blvd. Poughkeepsie, NY 12603 e-mail: dot.sm.r08.hwpermits@dot.ny.gov	Town Clerk 1360 Route 22 Brewster, NY 10509
New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233 ATTN: Commissioner	Building Inspector 1 Main Street Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners New Paltz, NY 12561 ATTN: Regional Director	Architectural Review Board 1 Main Street Brewster, NY 10509
New York City Department of Environmental Protection Bureau of Water Supply 465 Columbus Avenue Valhalla, New York 10595-1336	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation Putnam County Transit Facility 2 Route 164 Patterson, New York 12563	

UPON ROLL CALL VOTE:

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

The resolution was passed by a vote of 5 to 0, with 2 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

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

August 24, 2020

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: WDesigne, Inc.
3867 Danbury Road
Tax Map ID 69.13-1-23

At the regular meeting of the Southeast Planning Board on 8/24/20, a motion was made to refer the above referenced application to your Board for review and recommendation to the Town Board. The Planning Board issued a Negative Declaration under the New York State Environmental Review Act (SEQRA) process on 8/24/20. 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
PW Scott Engineering

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

INTRODUCED BY:

LaPerch

DATE: August 24, 2020

SECONDED BY:

Rush

WHEREAS, an application is being made by **1041 BREWSTER BUSINESS CORP** for a Site Plan Amendment on a property located at 1 Starr Ridge, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 68.-2-2, 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. Memorandum to Chairman LaPerch from Bibbo Associates, dated 8/3/20
2. Memorandum to William J. DeBonis from ALP Engineering & Landscape Architecture, PLLC, dated 11/12/19
3. Short Environmental Assessment Form (EAF) dated 7/27/20
4. AP-1, Amended Site Plan, prepared by Bibbo Associates, LLP, dated 8/3/20
5. AP-2, Amended Site Plan Overlay, prepared by Bibbo Associates, LLP, dated 8/3/20
6. LP-1, Landscape Plan, prepared by ALP Engineering & Landscape Architecture, PLLC, dated 7/6/15; last revised 12/19/19
7. Final As-Built prepared for 1041 Brewster Business Corporation, Sheets 1 and 2, prepared by Terry Bergendorff Collins, dated 12/18/18; last revised 11/21/19

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

yes

D. Rush, Vice Chairman

yes

D. Armstrong, Boardmember

absent

E. Cyprus, Boardmember

absent

M. Hecht, Boardmember

yes

J. King, Boardmember

yes

L. Eckardt, Boardmember

yes

The resolution was passed by a vote of 5 to 0, with 2 absent.

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



TOWN OF SOUTHEAST

**Planning Board
1 Main Street
Brewster, NY 10509**

August 24, 2020

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

Re: 1041 Brewster Business Corporation p/k/a Lyons Development
GML §239-m

Dear Barbara,

The Planning Board of the Town of Southeast is considering an application for Site Plan Amendment by 1041 Brewster Business Corp. to amend the previously approved site plan for an approximately 16,000 sq. ft. two-story general business/office/retail building, to address site changes made during construction. Changes include the relocation of the patio, addition of a concrete wall for the electric panel and related equipment, and changes to the site entrance, stormwater detention basins, landscaping and parking lot. The proposed project is located in the SR-6 Zoning District on an approximately ±3.12-acre parcel located at 1 Starr Ridge Road, Putnam County, New York (Tax Map ID 68.-2-2).

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
Bibbo Associates



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

August 24, 2020

TO: Architectural Review Board

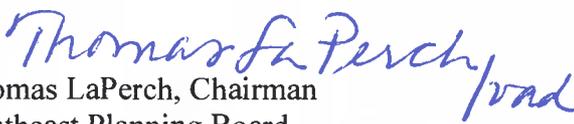
FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: 1041 Brewster Business Corp. p/k/a Lyons Development
1 Starr Ridge Road
Tax Map ID 68.-2-2

At the regular meeting of the Town of Southeast Planning Board on 8/24/20, 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 8/24/20. 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
Bibbo Associates