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**TOWN OF SOUTHEAST**  
**PLANNING BOARD/ARCHITECTURAL REVIEW BOARD AGENDA**  
**June 27, 2022                      7:00 p.m. Public Hearings / Regular Session**  
**Town Hall, 1360 Route 22, Brewster, NY 10509**

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**PUBLIC HEARINGS:**

- 1. GREEN CHIMNEYS BONI BEL, 287, 269 & 301-315 Doansburg Road, Tax Map ID 36.-1-1, 36.17-1-3 & 36.-2-17** – Continued Public Hearing to Review of an Application for Site Plan, Subdivision, Wetland Permit and Special Permit  
**THIS PUBLIC HEARING WILL BE ADJOURNED TO JULY 25, 2022 AT THE APPLICANT’S REQUEST**

**REGULAR SESSION:**

- 1. FWL GROUP, LLC, 280 Fields Lane, Tax Map ID 78.-2-1** – Review or Request for Extension of Site Plan Approval
- 2. GREEN APPLE CANNABIS CORP., 281 Fields Lane, Tax Map ID 78.-2-94** – Consider Granting Final Approval for Conditional Use Permit for Light Manufacturing
- 3. LINCOLN LOGISTICS p/k/a COMMERCIAL CAMPUS AT FIELDS CORNER, 10-50, 151 and 51 Pugsley Road, 190 Rte. 312 and 63 Barrett Road, Tax Map IDs 45.-1-12, 45.-1-8.2, 45.-1-4, 45.-1-13 & 45.-1-5** – Consider Recommending Performance Bond to Town Board
- 4. ACCESSORY APARTMENT, 2453-DeBellis, 2453 Route 6, Tax Map ID 56.18-1-5** – Consider Granting Final Approval for Conditional Use Permit
- 5. SAW MILL WOOD PROCESSING, 20 Branch Road, Tax Map ID 68.-2-10** – Continued Review of an Application for Site Plan and Special Permit
- 6. MOBILE STEAM BOILER RENTAL CORP., 577 North Main Street, Tax Map ID 56.19-1-40.2** – Architectural Review of a Sign
- 7. BREWSTER BASEBALL GARAGE, 577 North Main Street, Tax Map ID 56.19-1-40.2** – Architectural Review of a Sign
- 8. NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS, 3925 Danbury Road, Tax Map ID 69.13-1-20** – Consider Request for Exemption from Site Plan and Conditional Use Permit

**APPROVE MEETING MINUTES OF May 23, 2022**

**Agenda Subject to Change**  
**June 23, 2022/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#>**

**TOWN OF SOUTHEAST  
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD  
EXTENSION OF FINAL APPROVAL**

**INTRODUCED BY:** LaPerch

**DATE:** June 27, 2022

**SECONDED BY:** Rush

**WHEREAS,** the Planning Board/Architectural Review Board of the Town of Southeast has previously granted Final Approval by resolution dated 7/12/21, for a certain Project Development Plan known as **FWL GROUP, LLC**, located at 200 Fields Lane in the OP-1 Zone, also known and designated as Tax Map Number 78.-2-2, and,

**WHEREAS,** the Planning Board/Architectural Review Board is in receipt of a letter from the owner or their representative requesting an extension of the Final Approval for an additional period of one (1) year so that the applicant will be able to maintain Amended Site Plan Approval; and,

**WHEREAS,** the Planning Board/Architectural Review Board of the Town of Southeast is disposed by the Zoning Ordinance of the Town of Southeast to grant or deny such extension of Final Approval,

**NOW, THEREFORE, be it RESOLVED,** that an extension of the Final Approval for the Project Development Plan known as **FWL GROUP, LLC**, is hereby granted for a period of one (1) year, commencing on 7/12/22 and subject to the conditions of said Final Approval.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman

yes  
absent  
yes  
yes

D. Rush, Vice Chairman

yes  
yes  
absent

M. Hecht, Boardmember

J King, Boardmember

L. Eckardt, Boardmember

G. Pangis, Boardmember

W. Lewis, Boardmember

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

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board /  
Architectural Review Board

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

June 27, 2022

Town Board of the Town of Southeast  
1360 Route 22  
Brewster, NY 10509

**RE: LINCOLN LOGISTICS BREWSTER (p/k/a COMMERCIAL CAMPUS AT FIELDS CORNER), NY Route 312 and Pugsley Road, Tax Map IDs 45.-1-4, 5, 8.2, 12 & 13**

Dear Boardmembers:

At the 6/27/22 regular meeting of the Town of Southeast Planning Board/Architectural Review Board, a motion was made to positively refer the above referenced application to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and Site Stabilization in the following amount:

<u>PROJECT</u>	<u>AMOUNT</u>
LINCOLN LOGISTICS BREWSTER	\$1,403,400.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$26,066,100.00. Inspection Fees, based on the total cost of site improvements, in the amount of \$1,042,644.00, should be remitted to the Planning Board Secretary prior to filing for a Building Permit and/or scheduling a pre-construction meeting.

If you have any questions, please contact the Planning Board/Architectural Review Board.

Sincerely,

  
Thomas LaPerch, Chairman  
Southeast Planning Board/Architectural Review Board

cc: Town Attorney  
Town Clerk  
Town Engineer  
Building Inspector  
Langan Engineering  
Planning Board File



June 21, 2022

Mr. Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
One Main Street  
Brewster, NY 10509

Re: Lincoln Logistics p/k/a  
Commercial Campus at Fields Corner  
51 Pugsley Road  
Bond Estimate  
NLJA #0001-0432

Dear Mr. LaPerch:

As requested, we have prepared a performance bond estimate for all site improvements associated with the above referenced project. Our attached Opinion of Probable Construction Costs for site improvements totals \$26,066,100.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above referenced Opinion of Probable Construction Costs, the required inspection fee to be collected for the project is 4% of Site Development Costs or \$1,042,644.

We have also prepared a performance bond estimate for erosion & sediment controls and site restoration. The required Erosion & Sediment Control / Restoration Bond based on the attached estimate is \$1,403,400.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

A handwritten signature in black ink, appearing to read 'J.M. Dillon'.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay M. Burdick  
M. Levine M. Stancati  
W. Stephens, Jr. A. Ley  
J. Macalintal



OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond - Building A

Project: Lincoln Logistics f/k/a Commercial Campus at Fields Corner  
 NY 312 & Pugsley Road  
 Southeast, New York

Done by: JMD  
 Date: 10/15/2021  
 Revised: 6/21/2022

Project No.: 0001-0432

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR AND GRUB	\$2,000.00	ACRE	34	\$68,000.00
2	TREE REMOVAL	\$900.00	EACH	241	\$216,900.00
3	STRIP & STOCKPILE TOPSOIL	\$0.52	S.Y.	164,400	\$85,488.00
4	CUT & FILL W/ COMPACTION	\$9.06	C.Y.	166,500	\$1,508,490.00
5	PLACE EXCESS FILL/TOPSOIL FROM WITHIN SITE	\$5.00	C.Y.	35,555	\$177,775.00
6	SUBBASE	\$49.41	C.Y.	8,000	\$395,280.00
7	STORM MANHOLES	\$3,380.00	EACH	24	\$81,120.00
8	METAL BEAM GUIDERAIL	\$25.00	L.F.	2,850	\$71,250.00
9	METAL BEAM GUIDERAIL END ANCHORAGE	\$1,500.00	EACH	6	\$9,000.00
10	6" PVC	\$45.00	L.F.	11	\$495.00
11	HYDRANTS W/ FITTINGS AND VALVES	\$2,500.00	EACH	8	\$20,000.00
12	4" PVC	\$27.00	L.F.	5	\$135.00
13	BITUMINOUS CONCRETE BINDER	\$94.50	TON	6,930	\$654,885.00
14	BITUMINOUS CONCRETE TOP COURSE	\$98.75	TON	2,860	\$282,425.00
15	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.20	S.Y.	89,100	\$106,920.00
16	HYDROSEED	\$0.56	S.Y.	89,100	\$49,896.00
17	SIGNS	\$317.00	EACH	40	\$12,680.00
18	SILT FENCE	\$5.00	L.F.	6,600	\$33,000.00
19	SILT SACK ( Catch Basin Insert - Regular Flow )	\$105.00	EACH	24	\$2,520.00
20	CONSTRUCTION ENTRANCE	\$1,265.00	EACH	3	\$3,795.00
21	PARKING STALL PAVEMENT MARKINGS	\$22.60	EACH	232	\$5,243.20
22	HANDICAP SYMBOL	\$63.70	EACH	8	\$509.60
23	STOP BAR	\$17.88	EACH	4	\$71.52
24	DOUBLE YELLOW STRIPING	\$2.00	L.F.	5,250	\$10,500.00
25	YELLOW STRIPING	\$2.16	S.F.	13,500	\$29,160.00
26	BOLLARDS	\$946.00	EACH	40	\$37,840.00
27	15" HDPEP	\$43.00	L.F.	1,500	\$64,500.00
28	18" HDPEP	\$56.00	L.F.	920	\$51,520.00
29	24" HDPEP	\$72.00	L.F.	2,400	\$172,800.00
30	30" HDPEP	\$97.00	L.F.	520	\$50,440.00
31	36" HDPEP	\$123.00	L.F.	2,560	\$314,880.00
32	15" HDPE FLARED END	\$441.00	EACH	1	\$441.00
33	18" HDPE FLARED END	\$552.00	EACH	2	\$1,104.00
34	36" HDPE FLARED END	\$1,378.00	EACH	3	\$4,134.00
35	PRECAST CONCRETE WHEEL STOP	\$85.59	EACH	4	\$342.36
36	RETAINING WALL WITH FENCE	\$60.00	F.F.	25,176	\$1,510,560.00
37	STABILIZATION FABRIC	\$2.36	S.Y.	41,560	\$98,081.60
38	DRAINAGE INLET	\$3,860.00	EACH	25	\$96,500.00
39	TEMPORARY SEDIMENT TRAPS	\$5,000.00	EACH	4	\$20,000.00
40	TEMPORARY DIVERSION SWALE	\$5.00	L.F.	5,800	\$29,000.00
41	VEGETATED SWALE	\$5.00	L.F.	575	\$2,875.00
42	WATER QUALITY SYSTEM (CDS-4040-8)	\$41,250.00	EACH	1	\$41,250.00
43	WATER QUALITY SYSTEM (CDS-5678-10)	\$149,550.00	EACH	1	\$149,550.00
44	WATER QUALITY SYSTEM (CDS-5653-10)	\$140,200.00	EACH	2	\$280,400.00
45	OUTLET CONTROL STRUCTURE (OCS)	\$20,000.00	EACH	4	\$80,000.00
46	CISTERN 3B-1	\$330,000.00	ALLOW	1	\$330,000.00
47	BIORETENTION AREA 3B-1-3C	\$25.00	S.F.	6,202	\$155,050.00
48	FORCE MAIN CLEANOUT MANHOLE	\$5,000.00	EACH	14	\$70,000.00
49	2" FORCE MAIN PIPE	\$15.00	L.F.	14	\$210.00
50	SEPTIC TANK (4,500 GAL. TANK)	\$16,650.00	EACH	1	\$16,650.00
51	SEPTIC TANK (2,500 GAL. TANK)	\$9,250.00	EACH	1	\$9,250.00
52	ABSORPTION FIELDS	\$20.00	L.F.	9,000	\$180,000.00
53	RUN-OF-BANK FILL	\$55.00	C.Y.	7,300	\$401,500.00
54	LIGHT FIXTURES WITH CONDUITS AND WIRING	\$4,000.00	EACH	58	\$232,000.00

NATHAN L. JACOBSON & ASSOCIATES, P.C.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond - Building A

Project: Lincoln Logistics f/k/a Commercial Campus at Fields Corner  
 NY 312 & Pugsley Road  
 Southeast, New York

Done by: JMD  
 Date: 10/15/2021  
 Revised: 6/21/2022

Project No.: 0001-0432

Item No.	Item	Unit Cost	Unit	Quantity	Total
55	CONCRETE PAVEMENT	\$110.00	S.Y.	6,650	\$731,500.00
56	CONCRETE SIDEWALK	\$9.17	S.F.	7,600	\$69,692.00
57	CONCRETE PATIO	\$95.00	S.Y.	375	\$35,625.00
58	FLUSH CURB	\$6.90	L.F.	85	\$586.50
59	CONCRETE CURB	\$6.90	L.F.	9,931	\$68,523.90
60	LANDBANK CURB	\$25.00	L.F.	1,950	\$48,750.00
61	CHAINLINK FENCE	\$40.00	L.F.	3,100	\$124,000.00
62	PLANTINGS	\$129,105.00	LS	1	\$129,105.00
63	STORMWATER MANAGEMENT PLANTINGS	\$300,000.00	ALLOW	1	\$300,000.00
				Subtotal Building A:	\$9,734,200.00



OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond - Building B

Project: Lincoln Logistics f/k/a Commercial Campus at Fields Corner  
 NY 312 & Pugsley Road  
 Southeast, New York

Done by: JMD  
 Date: 10/15/2021  
 Revised: 6/21/2022

Project No.: 0001-0432

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	CLEAR AND GRUB	\$2,000.00	ACRE	62	\$124,000.00
2	TREE REMOVAL	\$900.00	EACH	422	\$379,800.00
3	STRIP & STOCKPILE TOPSOIL	\$0.52	S.Y.	297,984	\$154,951.68
4	CUT & FILL W/ COMPACTION	\$9.06	C.Y.	367,472	\$3,329,296.32
5	PLACE EXCESS FILL/TOPSOIL FROM WITHIN SITE	\$5.00	C.Y.	24,042	\$120,210.00
6	SUBBASE	\$49.41	C.Y.	17,490	\$864,180.90
7	STORM MANHOLES	\$3,380.00	EACH	26	\$87,880.00
8	METAL BEAM GUIDERAIL	\$25.00	L.F.	3,500	\$87,500.00
9	METAL BEAM GUIDERAIL END ANCHORAGE	\$1,500.00	EACH	6	\$9,000.00
10	BOX BEAM GUIDERAIL	\$56.51	L.F.	1,300	\$73,463.00
11	SANITARY MANHOLES	\$5,120.00	EACH	6	\$30,720.00
12	HYDRANTS W/ FITTINGS AND VALVES	\$2,500.00	EACH	13	\$32,500.00
13	4" PVC	\$27.00	L.F.	1,035	\$27,945.00
14	BITUMINOUS CONCRETE BINDER	\$94.50	TON	14,630	\$1,382,535.00
15	BITUMINOUS CONCRETE TOP COURSE	\$98.75	TON	7,420	\$732,725.00
16	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.20	S.Y.	176,448	\$211,737.60
17	HYDROSEED	\$0.56	S.Y.	176,448	\$98,810.88
18	SIGNS	\$317.00	EACH	60	\$19,020.00
19	SILT FENCE	\$5.00	L.F.	11,735	\$58,675.00
20	SILT SACK ( Catch Basin Insert - Regular Flow )	\$105.00	EACH	44	\$4,620.00
21	CONSTRUCTION ENTRANCE	\$1,265.00	EACH	4	\$5,060.00
22	PARKING SPOT PAVEMENT MARKINGS	\$22.60	EACH	299	\$6,757.40
23	HANDICAP SYMBOL	\$63.70	EACH	12	\$764.40
24	STOP BAR	\$17.88	EACH	7	\$125.16
25	DOUBLE YELLOW STRIPING	\$2.00	L.F.	17,015	\$34,030.00
26	BOLLARDS	\$946.00	EACH	44	\$41,624.00
27	12" HDPEP	\$37.00	L.F.	100	\$3,700.00
28	15" HDPEP	\$43.00	L.F.	3,550	\$152,650.00
29	18" HDPEP	\$56.00	L.F.	1,860	\$104,160.00
30	24" HDPEP	\$72.00	L.F.	2,600	\$187,200.00
31	30" HDPEP	\$97.00	L.F.	1,890	\$183,330.00
32	36" HDPEP	\$123.00	L.F.	1,260	\$154,980.00
33	12" HDPE FLARED END	\$458.00	EACH	2	\$916.00
34	15" HDPE FLARED END	\$441.00	EACH	2	\$882.00
35	18" HDPE FLARED END	\$552.00	EACH	3	\$1,656.00
36	30" HDPE FLARED END	\$1,329.00	EACH	2	\$2,658.00
37	36" HDPE FLARED END	\$1,378.00	EACH	2	\$2,756.00
38	RETAINING WALL WITH FENCE	\$60.00	F.F.	37,528	\$2,251,680.00
39	STABILIZATION FABRIC	\$2.36	S.Y.	124,583	\$294,015.88
40	DRAINAGE INLET	\$3,860.00	EACH	41	\$158,260.00
41	TEMPORARY SEDIMENT TRAPS	\$5,000.00	EACH	6	\$30,000.00
42	TEMPORARY DIVERSION SWALE	\$5.00	L.F.	7,970	\$39,850.00
43	VEGETATED SWALE	\$5.00	L.F.	365	\$1,825.00
44	WATER QUALITY STRUCTURE (CDS 2020-5)	\$17,250.00	EACH	1	\$17,250.00
45	WATER QUALITY STRUCTURE (CDS 5668-10)	\$117,000.00	EACH	3	\$351,000.00
46	WATER QUALITY STRUCTURE (CDS 5678-10)	\$120,000.00	EACH	1	\$120,000.00
47	WATER QUALITY STRUCTURE (CDS 4045-8)	\$54,375.00	EACH	1	\$54,375.00
48	WATER QUALITY STRUCTURE (CDS 3025-6)	\$26,318.00	EACH	3	\$78,954.00
49	WATER QUALITY STRUCTURE (CDS 3030-6)	\$30,000.00	EACH	1	\$30,000.00
50	WATER QUALITY STRUCTURE (CDS 4040-8)	\$41,250.00	EACH	1	\$41,250.00
51	WATER QUALITY STRUCTURE (H-8-1: CDS 4045-8)	\$45,450.00	EACH	2	\$90,900.00
52	WATER QUALITY STRUCTURE (B-2-6: JELLYFISH)	\$75,850.00	EACH	1	\$75,850.00
53	OUTLET CONTROL STRUCTURE (OCS)	\$20,000.00	EACH	6	\$120,000.00
54	CISTERN 3B-1	\$330,000.00	ALLOW	1	\$330,000.00

NATHAN L. JACOBSON & ASSOCIATES, P.C.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond - Building B

Project: Lincoln Logistics f/k/a Commercial Campus at Fields Corner  
 NY 312 & Pugsley Road  
 Southeast, New York

Done by: JMD  
 Date: 10/15/2021  
 Revised: 6/21/2022

Project No.: 0001-0432

Item No.	Item	Unit Cost	Unit	Quantity	Total
55	BIORETENTION AREA 3B-1-2D	\$25.00	S.F.	2,855	\$71,375.00
56	RUN-OF-BANK FILL	\$55.00	C.Y.	6,600	\$363,000.00
57	LIGHT FIXTURES WITH CONDUITS AND WIRING	\$4,000.00	EACH	118	\$472,000.00
58	LANDBANK PAVEMENT	\$35.00	S.Y.	9,200	\$322,000.00
59	CONCRETE PAVEMENT	\$110.00	S.Y.	12,450	\$1,369,500.00
60	MAINTENANCE ACCESS GRAVEL PAVEMENT	\$20.00	S.Y.	5,868	\$117,360.00
61	CONCRETE SIDEWALK	\$9.17	S.Y.	1,400	\$12,838.00
62	FLUSH CURB	\$6.90	L.F.	95	\$655.50
63	MOUNTABLE CURB	\$6.90	L.F.	82	\$565.80
64	CONCRETE CURB	\$6.90	L.F.	21,237	\$146,535.30
65	CONCRETE PATIO	\$95.00	S.Y.	453	\$43,035.00
66	LANDBANK CURB	\$25.00	L.F.	3,650	\$91,250.00
67	PRIVACY FENCE	\$50.00	L.F.	520	\$26,000.00
68	PLANTINGS	\$197,752.20	LS	1	\$197,752.20
69	STORMWATER MANAGEMENT PLANTINGS	\$300,000.00	ALLOW	1	\$300,000.00
Subtotal Building B:					\$16,331,900.00
Subtotal Building A					\$9,734,200.00
Total A & B					\$26,066,100.00



NATHAN L. JACOBSON & ASSOCIATES, P.C.  
 Consulting Engineers  
 Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
 Erosion & Sediment Control and Site Restoration Bond  
 Buildings A and B

Project: Lincoln Logistics f/k/a Commercial Campus at Fields Corner  
 NY 312 & Pugsley Road  
 Southeast, New York

Done by: JMD  
 Date: 6/21/2022

Project No.: 0001-0432

Item No.	Item	Unit Cost	Unit	Quantity	Total
<b>Building A</b>					
1	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.20	S.Y.	164,400	\$197,280.00
2	HYDROSEED	\$0.56	S.Y.	164,400	\$92,064.00
3	SILT FENCE	\$5.00	L.F.	6,600	\$33,000.00
4	SILT SACK ( Catch Basin Insert - Regular Flow )	\$105.00	EACH	24	\$2,520.00
5	CONSTRUCTION ENTRANCE	\$1,265.00	EACH	3	\$3,795.00
6	STABILIZATION FABRIC	\$2.36	S.Y.	41,560	\$98,081.60
7	TEMPORARY SEDIMENT TRAPS	\$5,000.00	EACH	4	\$20,000.00
8	TEMPORARY DIVERSION SWALE	\$5.00	L.F.	5,800	\$29,000.00
Subtotal Building A:					\$446,740.60

<b>Building B</b>					
1	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.20	S.Y.	297,984	\$357,580.80
2	HYDROSEED	\$0.56	S.Y.	297,984	\$166,871.04
3	SILT FENCE	\$5.00	L.F.	11,735	\$58,675.00
4	SILT SACK ( Catch Basin Insert - Regular Flow )	\$105.00	EACH	44	\$4,620.00
5	CONSTRUCTION ENTRANCE	\$1,265.00	EACH	4	\$5,060.00
6	STABILIZATION FABRIC	\$2.36	S.Y.	124,583	\$294,015.88
7	TEMPORARY SEDIMENT TRAPS	\$5,000.00	EACH	6	\$30,000.00
8	TEMPORARY DIVERSION SWALE	\$5.00	L.F.	7,970	\$39,850.00
Subtotal Building B:					\$956,672.72

**Total Building A & B: \$1,403,400.00**

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

June 27, 2022

Town Board of the Town of Southeast  
1360 Route 22  
Brewster, NY 10509

**RE: LINCOLN LOGISTICS BREWSTER, PUGSLEY ROAD IMPROVEMENTS**  
**(51 Pugsley Road, Tax Map ID 45.-1-4)**

Dear Boardmembers:

At the 6/27/22 regular meeting of the Town of Southeast Planning Board/Architectural Review Board, a motion was made to positively refer the above referenced application to the Town Board for the establishment of a Performance Bond for Erosion & Sediment Control and Site Stabilization in the following amount:

<u>PROJECT</u>	<u>AMOUNT</u>
PUGSLEY ROAD IMPROVEMENTS BOND	\$3,028,300.00
EROSION & SEDIMENT CONTROL BOND FOR ROAD IMPROVEMENTS	\$ 206,510.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all road improvements, which totals \$3,028,300.00. Inspection Fees, based on the total cost of road improvements, in the amount of \$151,415.00, must be remitted to the Planning Board Secretary prior to filing for a Building Permit and/or scheduling a pre-construction meeting.

If you have any questions, please contact the Planning Board/Architectural Review Board.

Sincerely,

  
Thomas LaPerch, Chairman  
Southeast Planning Board/Architectural Review Board

cc: Town Attorney  
Town Clerk  
Town Engineer  
Building Inspector  
Langan Engineering  
Planning Board File



June 21, 2022

Mr. Thomas LaPerch, Chairman  
Town of Southeast Planning Board  
One Main Street  
Brewster, NY 10509

Re: Lincoln Logistics p/k/a  
Commercial Campus at Fields Corner  
Pugsley Road Improvements  
51 Pugsley Road  
Bond Estimate  
NLJA #0001-0432

Dear Mr. LaPerch:

As requested, we have prepared a Bond Estimate for the proposed public improvements to Pugsley Road associated with the subject project. Our attached Opinion of Probable Construction Costs totals \$3,028,300.

Based on the current "Town of Southeast, Planning Board Fee Schedule" and the above recommended bond amount, the required inspection fee to be collected for the project is 5% of Site Development Costs or \$151,415.

Additionally, we have prepared an estimate for the installation and maintenance of all temporary and permanent sediment and erosion control measures and site restoration. The required Erosion & Sediment Control/Restoration Bond based on the attached estimate is \$206,510.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

A handwritten signature in black ink, appearing to read 'J.M. Dillon', written over a white rectangular area.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay	M. Burdick
M. Levine	M. Stancati
W. Stephens, Jr.	A. Ley
J. Macalintal	



OPINION OF PROBABLE CONSTRUCTION COSTS  
 Performance Bond - Pugsley Road Improvements

Project: Lincoln Logistics f/k/a Commercial Campus at Fields Corner  
 NY 312 & Pugsley Road  
 Southeast, New York

Done by: JMD  
 Date: 10/15/2021  
 Revised: 6/21/2022

Project No.: 0001-0432

1	CLEAR AND GRUB	\$2,000.00	ACRE	15	\$30,000.00
2	TREE REMOVAL	\$900.00	EACH	426	\$383,400.00
3	STRIP & STOCKPILE TOPSOIL	\$0.52	S.Y.	73,884	\$38,419.68
4	CUT & FILL W/ COMPACTION	\$9.06	C.Y.	47,220	\$427,813.20
5	SUBBASE	\$49.41	C.Y.	695	\$34,339.95
6	TEMPORARY DIVERSION SWALE	\$5.00	L.F.	940	\$4,700.00
7	PLACE EXCESS FILL/TOPSOIL FROM WITHIN SITE	\$5.00	C.Y.	20,650	\$103,250.00
8	RIP RAP SWALE	\$9.00	L.F.	475	\$4,275.00
9	STORM MANHOLES	\$3,380.00	EACH	7	\$23,660.00
10	HEADWALLS	\$250.00	L.F.	5	\$1,250.00
11	HYDRANTS W/ FITTINGS AND VALVES	\$2,500.00	EACH	2	\$5,000.00
12	BITUMINOUS CONCRETE BINDER	\$94.50	TON	278	\$26,271.00
13	BITUMINOUS CONCRETE TOP	\$98.75	TON	111	\$10,961.25
14	SIGNS	\$317.00	EACH	41	\$12,997.00
15	PUGSLEY ROAD PAVEMENT (W/ GEOGRID)	\$85.00	S.Y.	12,000	\$1,020,000.00
16	PUGSLEY ROAD ACCESS GATES	\$5,000.00	EACH	2	\$10,000.00
17	MAINTENANCE AND PROTECTION OF TRAFFIC	\$5,000.00	ALLOW	1	\$5,000.00
18	DOUBLE YELLOW STRIPING	\$2.00	L.F.	3,800	\$7,600.00
19	POROUS ASPHALT PAVEMENT	\$45.00	S.Y.	814	\$36,630.00
20	PUGSLEY ROAD REINFORCED GRASS SHOULDER	\$18.00	S.Y.	1,830	\$32,940.00
21	GRAVEL PAVEMENT	\$25.00	S.Y.	2,100	\$52,500.00
22	BOLLARDS	\$946.00	EACH	4	\$3,784.00
23	15" HDPEP	\$43.00	L.F.	1,040	\$44,720.00
24	24" HDPEP	\$56.00	L.F.	70	\$3,920.00
25	6" PERFORATED PIPE	\$25.00	L.F.	300	\$7,500.00
26	RIP RAP SPILLWAY	\$3.00	S.F.	5,280	\$15,840.00
27	BIORETENTION AREA 4A-2-1	\$25.00	S.Y.	6,373	\$159,325.00
28	BIORETENTION AREA 4A-2-2	\$25.00	S.Y.	2,770	\$69,250.00
29	DRAINAGE INLET	\$3,860.00	EACH	7	\$27,020.00
30	VEGETATED SWALE	\$5.00	L.F.	6,600	\$33,000.00
31	4" AWWA C909 POLY PIPE	\$50.00	L.F.	2,970	\$148,500.00
32	6" AWWA C900 BLUE BRUTE	\$65.00	L.F.	350	\$22,750.00
33	8" AWWA C900 BLUE BRUTE	\$75.00	L.F.	75	\$5,625.00
34	12" AWWA C900 BLUE BRUTE	\$90.00	L.F.	1,450	\$130,500.00
35	6" GATE VALVE	\$991.00	EACH	3	\$2,973.00
36	12" GATE VALVE	\$2,568.00	EACH	3	\$7,704.00
37	LIGHT FIXTURES WITH CONDUITS AND WIRING	\$4,000.00	EACH	2	\$8,000.00
38	CONCRETE CURB	\$6.90	L.F.	580	\$4,002.00
39	PLANTINGS	\$62,925.00	LS	1	\$62,925.00
<b>Total:</b>					<b>\$3,028,300.00</b>

NATHAN L. JACOBSON & ASSOCIATES, P.C.  
Consulting Engineers  
Chester, Connecticut

OPINION OF PROBABLE CONSTRUCTION COSTS  
Erosion & Sediment Control and Site Restoration Bond  
Pugsley Road Improvements

Project: Lincoln Logistics f/k/a Commercial Campus at Fields Corner  
NY 312 & Pugsley Road  
Southeast, New York

Done by: JMD  
Date: 6/21/2022

Project No.: 0001-0432

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	SPREAD STOCKPILED TOPSOIL TO 6"	\$1.20	S.Y.	73,884	\$88,660.80
2	HYDROSEED	\$0.56	S.Y.	73,884	\$41,375.04
3	SILT FENCE	\$5.00	L.F.	4,630	\$23,150.00
4	SILT SACK ( Catch Basin Insert - Regular Flow )	\$105.00	EACH	7	\$735.00
5	CONSTRUCTION ENTRANCE	\$1,265.00	EACH	2	\$2,530.00
6	STABILIZATION FABRIC	\$2.36	S.Y.	19,222	\$45,363.92
7	TEMPORARY DIVERSION SWALE	\$5.00	L.F.	940	\$4,700.00
				<b>Total:</b>	<b>\$206,510.00</b>

**TOWN OF SOUTHEAST, NY  
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD RESOLUTION  
CONDITIONAL USE PERMIT APPROVAL**

INTRODUCED BY:

La Perch

DATE: June 27, 2022

SECONDED BY:

King

**WHEREAS, TURK HILL PARTNERS** as the Applicant/Owner of certain properties located 2453 Route 6 in the GC-2 Zoning District in Town of Southeast and known and designated as Tax Map Number 56.18-1-5, has submitted an application for Conditional Use Permit approval to convert the 1,300-sq. ft. lower level of an existing office space to a one-bedroom apartment, where the 1,700- sq. ft. upper level will remain office space (the “Proposed Project”); and,

**WHEREAS,** the Town of Southeast Planning Board/Architecture Review Board (the “Planning Board”), acting as Lead Agency for the purposes of the State Environmental Quality Review Act (SEQRA), and conducting a coordinated environmental review, Classified this as a Type II Action on or about 2/28/22, indicating that no environmental impact would exist;

**WHEREAS,** the Planning Board has thoroughly reviewed the application and the following documents and plans, as well as memos from its consultants:

Drawing No. & Title; submitted by	Original Date; Last Revised
e-mail from Christopher DeBellis to Town Planner Ley	6/21/22
Memorandum to Town Planner from JR Folchetti & Associates	6/23/22
Zoning Board of Appeals Resolution Re: 2435 Route 6	6/6/22
Short EAF, prepared by Chris DeBellis	1/25/22
Statement of Use, prepared by Christopher and Anthony DeBellis	2/1/22
Survey of Property prepared for Morini & Kirson by Robert Bergendorff Collins	10/6/84; 11/19/84
Putnam County Health Department Approval of As-Built Sewage Disposal System, prepared by Bibbo Associates	Approved 9/14/71
Architectural Drawings of Two Levels, prepared by TM Designs	2021

; and,

**WHEREAS,** the Planning Board has reviewed said drawings in addition to reports and correspondence filed with those drawings and has caused the same to be reviewed by its consultants; and,

**WHEREAS,** the Planning Board has determined on the basis of its own review and the review comments received from its consultants that the drawings and reports and other information submitted by the applicant are in substantial compliance with Chapter 138, “Zoning,” (specifically Article IX thereof) of the Town of Southeast Code; and,

**NOW, THEREFORE, BE IT FURTHER 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 an accessory apartment, as described 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 Project, 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.



- 2. The Accessory Apartment shall be subject to the conditional use permit requirements for accessory apartments detailed in Section 138-56.1 of the Town Code, and as may be amended.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that pursuant to the authority vested in the Planning Board by Chapter 138, "Zoning," of the Town Code, the Planning Board hereby grants Final Site Plan Approval for the Proposed Project, 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 Project, shall be enforceable by the Town of Southeast in accordance with the Town Code of the Town of Southeast).

**General Conditions**

- 1. The Applicant must conform to all the rules, regulations, and ordinances of the Town of Southeast, County of Putnam, and State of New York.
- 2. The Applicant is hereby bound by any statements offering modifications, improvements, or offerings to the Town of Southeast made by itself or its representatives in relation to approval of the Proposed Project.
- 3. Prior to issuance of a Building Permit, the applicant will submit to the Planning Board information pertaining to the specific tenant/use and, if necessary, an amended site plan application showing any proposed modifications to the site for the specific tenant/use.
- 4. Pursuant to §138-85.D , where a proposed use or proposed building or other structure involves the installation, extension, relocation or reconstruction of a sewage disposal or water supply system, no building permit shall be issued until plans for such a system have been approved by the County of Putnam, State of New York, City of New York or any regulatory agency having jurisdiction as required by law. No certificate of occupancy shall be issued until such a system has been completed and approved by such an agency as required by law or until the use or building or structure has been provided with the connections to a previously completed and approved sanitary sewer and public water supply system.

**Financial & Legal Considerations**

- 1. Any and all outstanding inspection, engineering, or planning consulting fees shall be paid to the Town prior to the issuance of a Certificate of Occupancy for any improved lot.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
M. Hecht, Boardmember	<u>absent</u>	J. King, Boardmember	<u>yes</u>
L. Eckardt, Boardmember	<u>no</u>	G. Pangis, Boardmember	<u>absent</u>
W. Lewis, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 4 to 1, with 2 absent.

T. LaPerch  
T. LaPerch, Chairman  
Southeast Planning Board

**TOWN OF SOUTHEAST  
PLANNING BOARD / ARCHITECTURAL REVIEW BOARD  
SPECIAL PERMIT REFERRAL**

**INTRODUCED BY:** *LaPerch*

**DATE:** June 27, 2022

**SECONDED BY:** *Rush*

**WHEREAS, Saw Mill Wood Processing** has applied for a Special Permit from the Town Board of the Town of Southeast for permission to construct a new 39,166-sq. ft. wood mill yard and 18 parking spaces on an approximately 4.4-acre property located at 20 Branch Road in the SR-6 Zoning District, on property designated as Tax Map Number 68.-2-10; and,

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

**WHEREAS,** the Planning Board/Architectural Review 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/Architectural Review 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/Architectural Review Board recommends that the Town Board of the Town of Southeast grant the requested Special Permit subject to the following conditions:

1. The Applicant shall provide the Town of Southeast Building Department with copies of all mandatory environmental, health, and safety reports provided to County, State, and Federal agencies, including but not limited to the Putnam County Department of Health, New York State Department of Environmental Conservation, and Occupational Safety and Health Administration on an ongoing basis.
2. Mulch and timber piles shall be maintained in accordance with 6 NYCRR Part 361-4.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman

*yes*

D. Rush, Vice Chairman

*yes*

M. Hecht, Boardmember

*absent*

J. King, Boardmember

*yes*

L. Eckardt, Boardmember

*no*

G. Pangis, Boardmember

*absent*

W. Lewis, Boardmember

*yes*

The resolution was *passed* by a vote of *4* to *1*, with *2* absent.

*T. LaPerch*  
\_\_\_\_\_  
T. LaPerch, Chairman  
Planning Board/  
Architectural Review Board

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

INTRODUCED BY: *LaPerch*  
 SECONDED BY: *Rush*

DATE: June 27, 2022

**WHEREAS**, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of a request for an exemption by **NYSMSA NEW YORK d/b/a VERIZON WIRELESS** for a like-kind antenna replacement at a wireless telecommunications services facility located at 3925 Danbury Road, Tax Map ID 69.13-1-20, in the Town of Southeast; and

**WHEREAS**, the Applicant proposes to replace six (6) existing panel antennas with six (6) new panel antennas within existing concealment cylinders, and replace the existing diplexers with three (3) new quad-triplexers within the existing concealment cylinders. The ground level modifications include the replacement of the three (3) existing RRH units within the existing equipment shelter with three (3) new RRH units, the installation of six (6) new RRH units, three (3) new quad triplexers, and three (3) new quad-diplexers within the existing equipment shelter, and the removal of three (3) existing equipment cabinets within the existing equipment shelter; and

**WHEREAS**, the Planning Board/Architectural Review 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 Michael Sheridan of Snyder & Snyder, LLP	6/15/22
Letter to Building Inspector Levine from James H. Fahey, P.E., Structural Consulting Services, PC	6/1/22
Site Plan and Construction Drawings Set (4 sheets), prepared by James H. Fahey, Structural Consulting Services, PC	Last revised 6/1/22

; and

**WHEREAS**, the Planning Board/Architectural Review 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 are 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/Architectural Review Board is empowered under §138-54.1B(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 (§138-54.1B(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 (§138-54.1B(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 (§138-54.1B(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 (§138-54.1B(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 (§138-54.1B(3)(e));
6. The existing structure previously obtained a conditional use approval for a telecommunications tower or facility (§138-54.1B(3)(f));

**NOW THEREFORE, be it RESOLVED,** the Planning Board/Architectural Review Board finds that the application from Verizon Wireless 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	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
M. Hecht, Boardmember	<u>absent</u>	J. King, Boardmember	<u>yes</u>
L. Eckardt, Boardmember	<u>yes</u>	G. Pangis, Boardmember	<u>absent</u>
W. Lewis, 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 /  
 Architectural Review Board