
TOWN OF SOUTHEAST
PLANNING BOARD/ARCHITECTURAL REVIEW BOARD AGENDA

March 23, 2026

7:00 p.m. Public Hearings / Regular Session

Town Hall, 1360 Route 22, Brewster, NY 10509

PUBLIC HEARINGS:

- 1. RRACI'S STARR RIDGE ROAD, 3433 Starr Ridge Road, Tax Map 68.-2-70** – This is a Continued Public Hearing to Review an Application for Site Plan and Conditional Use Permit.
- 2. 301 MILLTOWN SUBDIVISION, 301 Milltown Road, Tax Map 58.-1-1** – This is a Continued Public Hearing to Review and Application for a Major Subdivision
- 3. MARVIN MOUNTAIN TOWER REPLACEMENT, 87 Hillside Park, Tax Map ID 67.-1-38.-1 and 67.-1-38.-2** – This is a Public Hearing to Review of an Application for Preliminary Approval of Site Plan

REGULAR SESSION:

- 1. CIVETTA SITE PLAN MT. HOPE, 2-10 Mt. Hope Lane, TM 45.-1-29** – This is a Consideration of a Request for a One Year Site Plan Extension
- 2. SOUTHEAST KITCHEN AND BATH, 10 Old Doansburg Road, TM 45.-5-6** – This is the Consideration of a Request to Recommend Release of a Performance Bond to the
- 3. HUDSON VALLEY CREDIT UNION, 1515 Route 22, TM 46.-1-1.-1** – This is an Architectural Review of an Application for Four Signs
- 4. OPTUM HEALTH, 185 Route 312, Tax Map 45.-1-3** – This is an Architectural Review of an Application for a Sign
- 5. 36 BIRCH ACCESSORY APARTMENT, 36 Birch Lane, TM 57.5-2-22** – This is a Review of an Application for a Conditional Use Permit for and Accessory Apartment
- 6. DIGNELLI, 341, 357 & 361 Rte. 312, Tax Map IDs 45.-2-46, 47 & 48** – This is a Public Hearing to Review an Application for Site Plan, Conditional Use Permit, Special Permit and Subdivision
- 7. LABORERS INTERNATIONAL LOCAL 60, 25 Independent Way, Tax Map 56.-1-28.1** – This is a Review an Application for Site Plan and Wetland Permit
- 8. MOREFAR, 8-18 Back O'Beyond Drive, Tax Map 58.-1-7 and 58.-1-27** – This is a Review of an Application for Site Plan, Wetland Permit and Special Permit
- 9. BRAVCOR, LLC, 66-68 Fields Lane, TM 78.-2-15** – This is a Review of an Application for Site Plan and Conditional Use Permit

10.FORTUNE RIDGE ROAD DEDICATION, Serenity Ridge Lane, Drewslift Drive, Dreyfus Ridge Lane and the remainder of Stonehollow Drive – This is the Consideration of a Request to Recommend Release of a Performance Bond and to the Town Board and the Establishment of a New Bond to the Town Board.

11.559 NORTH MAIN STREET, VILLAGE OF BREWSTER TM 56.19-2-6 – This is to Consider Consenting the Village of Brewster to be Lead Agency on this Project.

APPROVE MEETING MINUTES FROM March 9, 2026

**Agenda Subject to Change
March 11, 2026/JL**

**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**APPLICATION SUMMARY SHEET**

Project Name: Rraci's Starr Ridge Road

Project Site Address: 3433 Danbury Road

S/B/L: 68.-2-70

Zoning District: SR-6

Description: **[Revised 3/17/26]** Rraci Properties, LLC proposes to develop a retail park including construction of four new buildings and associated parking and infrastructure on a 10.39-acre property. The property is located at 3433 Danbury Road in the SR-6 Zoning District. The proposed retail park includes 49,300 square feet of retail distributed between two 1-story retail buildings, one 2-story retail building, one 1-story retail building with a proposed drive through for a bank, 152 parking spaces, stormwater management areas, and a dog park. The Proposed Project requires Planning Board Site Plan Approval and a Conditional Use Permit for Retail, Office, and Personal Service Uses.

Primary Representative: Insite Engineering

SEQR TYPE OF ACTION: Unlisted**MAJOR/MINOR PROJECT: Major**Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N**AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT?** Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brewster/Southeast Joint Fire District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Planning Department (GML)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Architect Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSEG
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
6/23/25	1) Declared Intent to be Lead Agency (Unlisted/Coordinated), 2) Classified the project as a Town of Southeast Major Project, 3) Referred the application to Putnam County Planning per §239-m
9/29/25	1) Declared Lead Agency (Unlisted/Coordinated), 2) Set public hearing for 11/10/25.
11/10/25	1) Adjourned the public hearing to 1/12/26.
1/12/26	1) Opened and continued public hearing to 2/23/26
3/9/26	1) Continued public hearing to 3/23/26
3/23/26	

RECOMMENDED ACTION FOR MEETING: 1) Open and continue the public hearing to May 11, 2026.

Memorandum

To: Town of Southeast Planning Board
From: AKRF, Inc.
Date: March 17, 2026
Re: Rraci's Starr Ridge Road
cc: John M. Watson, PE

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Cover Letter to Town of Southeast Planning Board and Responses to Comments, prepared by Insite Engineering, dated 3/2/2026.
- Engineering Site Plan (12 sheets) prepared by Insite, revised 3/2/2026.
- *Architectural Elevations (1 sheet) prepared by Matthew Grant, dated 12/15/25.*
- Revised Statement of Use, dated 3/2/2026.
- SWPPP prepared by Insite Engineering, dated 3/2/2026.
- Letter to Town of Southeast Planning Board from Insite Engineering, requesting an adjournment to March 23, 2026, dated 2/2/2026.
- Traffic Impact Study prepared by Creighton Manning, updated 3/4/2026.
- Response to Traffic Comments prepared by Creighton Manning, dated 3/4/2026.

PROJECT DESCRIPTION

Rraci Properties, LLC proposes to develop a retail center including construction of four new buildings and associated parking and infrastructure on a 10.39-acre property. The property is located at 3433 Danbury Road in the SR-6 Zoning District. The proposed retail center includes two 1-story retail buildings, one 2-story retail building, one 1-story retail building with a proposed drive-thru for a bank, 152 parking spaces (inclusive of 5 land-banked spaces), stormwater management areas, and a dog park. The Proposed Project requires Planning Board Site Plan Approval and a Conditional Use Permit for Retail, Office, and Personal Service Uses.

GENERAL COMMENTS

The Applicant has revised the submission packet in response to comments from the Planning Board and its consultants. Previously unresolved comments are presented below in *italics*; new and follow-up comments are in **bold**.

1. *6/17/25: The Applicant proposes 4 buildings which are noted as "retail" on the Concept Plan and in the cover letter. One of the buildings includes a proposed drive-thru. Additional information should be provided on the anticipated use of the drive-thru. In 2021 the Town updated its zoning regulations and drive-thrus for food and beverage stores are now considered fast-food, which is not a permitted use in SR-6. Restaurant, Fast Casual Restaurant, and Retail uses are all Conditional Use Permit uses in the SR-6 Zoning District. Additionally, more information on the proposed use, operation, and management of the "dog park" should be provided. An updated statement of use should be provided with the preliminary site plan application.*

9/23/25: The updated SOU states that the applicant seeks to allow a 2,800-sf building with a drive-thru as a Restaurant, Fast Casual Restaurant, or Retail, which would require a CUP. However, per the Zoning Code definitions (§ 138-4), a Restaurant or Fast Casual Restaurant may not have a drive-thru; and a Retail use excludes restaurants:

RESTAURANT, FAST CASUAL. A restaurant serving food for casual dining, curbside pick-up, or take out, where food is primarily prepared to order. The food may be selected from a standardized menu visible behind the counter where the order is placed and no drive-through is provided. Although table service may not be provided, the restaurant provides a comfortable dining atmosphere with tables for patrons. Food is delivered on nondisposable plates, baskets, or similar service ware.

RESTAURANT. A business enterprise engaged in preparing and serving food and beverages selected from a full menu by patrons seated at a table or counter, served by a waiter or waitress and consumed on the premises with take-out food as an accessory use, excluding fast food and fast casual.

RETAIL USE. Stores and shops, occupying less than 50,000 square feet of space in one or several buildings, where goods are sold primarily at retail. Such sales are primarily made directly to the ultimate consumer and include goods such as food, beverage and clothing, excluding lumberyards, restaurants, and fast food, and smoke shops. Outside storage of goods for such use permitted only with special permit.

If the applicant seeks to maintain the drive-through, a variance from the ZBA will be required. Alternatively, the plans can be modified to remove the drive-through.

Regarding the dog park, the site plan has been updated to indicate that separate areas would be provided for large dogs and small dogs. However, information regarding the operation and management of the dog park has not been provided. This information should include, for example, the hours of operation, signage, and a maintenance plan.

The applicant should advise the Planning Board of the intent to seek a variance or to modify the plans to remove the drive-through; and the SOU (and plans) should be updated to provide additional information on the dog park.

1/6/26: Comment partially addressed. The Statement of Use and architectural site plans have been modified to classify the building with a drive-through as a bank, which is a personal service use and requires a Conditional Use Permit in an SR-6 zoning district. Details on management of the dog park are still pending.

3/17/26: The Applicant has confirmed their intent to pursue a CUP for the bank. Regarding the dog park, the Applicant states that it will be managed by the owners (Applicants) and that further details will be provided as the project advances.

2. 6/17/25: The Proposed Project is classified as retail and is located in an SR-6 zoning district, which requires a Conditional Use Permit. Applicant should update the Statement of Use to identify that a Conditional Use Permit is required.

9/23/25: The SOU has been updated to state that a CUP is required "to allow for 2,800 square-foot retail building with a drive-thru to be a Restaurant, Fast Casual Restaurant or Retail." As noted in Comment 2, a variance would be required to allow the drive-through.

1/6/26: Comment addressed. As a bank use, a variance is no longer required. The modification identifying the building with a drive-through as a bank, a personal service use, still requires a conditional use permit.

3. 6/17/25: Development within the SR-6 Zoning District is also subject to the design guidelines in § 138-63.8 of the zoning code. An assessment of compliance with these criteria should be provided with the preliminary site plan application.

9/23/25: Per the applicant's cover letter, a compliance assessment will be provided in a future submission.

1/6/26: *The compliance assessment is still pending.*

3/17/26: The Compliance Assessment should be provided prior to a SEQRA Determination of Significance.

4. 6/17/25: *The Applicant should provide a lighting plan consistent with §138-98 of the zoning ordinance with the preliminary site plan application.*

9/23/25: *Per the applicant's cover letter, a lighting plan will be provided in a future submission.*

1/6/26: *The lighting plan is still pending.*

3/17/26: Per the cover letter, a lighting plan will be provided in a future submission. The lighting plan should be provided prior to a SEQRA Determination of Significance.

5. 6/17/25: *The Applicant should provide a landscaping plan with the preliminary site plan application.*

9/23/25: *A schematic landscaping plan has been provided (Sheet SP-1.2), which the Applicant indicates will be updated as the project advances through the review process. The landscaping plan should show the parking spaces in order to clearly show the relationship between the parking and landscaping.*

1/6/26: *Comment partially addressed. The schematic landscaping plan has been provided, however the landscaping plan does not include the parking spaces to demonstrate the relationship between the parking and landscaping. In a future submission, the Applicant should incorporate the parking shown on sheet SP-1.1 on sheet SP1.2.*

3/17/26: Sheet SP-1.2 (landscaping plan) has been revised to show the parking spaces. The plan shows a variety of predominantly native plantings and trees distributed within and around the parking areas, which supports the general landscaping objectives of § 138-50 to improve the visual quality of new development by providing a variety of plantings that are consistent and compatible with the existing natural vegetation. The Applicant should demonstrate compliance with the requirement to provide at least one tree for every 10 parking spaces and that at least 25% of the parking area is landscaped.

6. 1/6/26: *The parking computations in the Statement of Use should be revised to add supplementary calculations for the parking requirements for a bank in §138-67.*

3/17/26: Comment addressed. The parking computations have been provided on the SOU and on Sheet OP-1.

TRAFFIC AND TRANSPORTATION COMMENTS

1. 6/17/25: *Because the Proposed Project includes the addition of a new right-in/right-out driveway on US Route 6 / New York State Route 22/202, a NYSDOT Highway Work Permit (PERM 33-COM) will be required.*

9/23/25: *Per the applicant's cover letter, their office is in the process of obtaining NYSDOT approval in coordination with Creighton Manning.*

1/6/2026: *Coordination with NYSDOT is ongoing.*

3/17/26: The Applicant should provide an update on the status of NYSDOT coordination.

2. 6/17/25: *The Applicant should provide sight distance diagrams showing intersection sight distance for both site driveways.*

9/23/25: *The cover letter states that sight distance diagrams will be provided in a future submission.*

1/6/2026: *Information on sight distance is provided in Table 2 of the Traffic Impact Study. The sight distance triangles for both proposed driveways should also be indicated on a site plan sheet.*

3/17/26: Sheet SP-1.1 has been updated to show sight distance for the driveways. The sight distances on the site plan should match the design intersection sight distance from Table 9-7

and Table 9-8 of the AASHTO Green Book, 7th Edition (2018). Clear sight triangles should be provided and any obstructions within the sight triangles over 2.5 feet should be cleared.

- 3. 6/17/25: The Applicant should provide truck turning diagrams for emergency vehicle access and truck access at the site for the largest anticipated design vehicle.

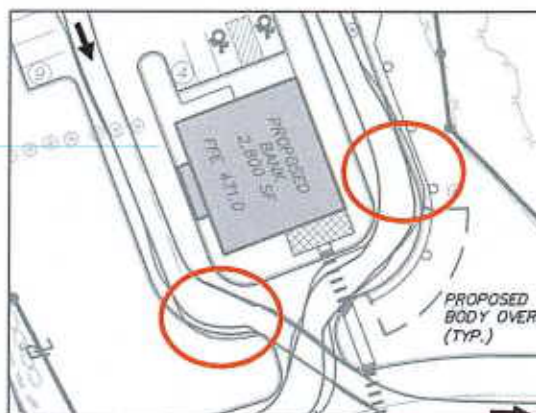
9/23/25: Drawing VM-1, "Vehicle Maneuvering Plan" has been provided to illustrate fire truck maneuvers onsite. The drawing shows that the path of an aerial fire apparatus would conflict with curbing at the driveway to the proposed drive-thru. If the proposed drive-thru use remains, the curbing should be modified to accommodate truck movements.

The cover letter states that additional maneuvers will be provided in a future submission. Additional maneuvers should include the largest anticipated truck for the site (largest Fire Department truck).

1/6/26: The Applicant should confirm that the aerial fire apparatus does not conflict with the Route 6 driveway pork chop island or the curbing for the driveway to the proposed drive-thru. In these locations, the vehicle path is shown to intersect with or nearly intersect the curb line. In the vicinity of the proposed drive-thru, it appears that manual steering was utilized for the vehicle path. Consider adjusting the curb line to better accommodate fire truck access.

It is also noted that the grade of the proposed road exceeds 10%, which should be reviewed with the fire department.

3/17/26: Comment not addressed. The below excerpts from sheet VM-1 indicate potential conflict with the proposed Route 6 driveway pork chop island and curbing for the drive-thru driveway. The curbing should be modified to accommodate fire truck movement. In addition, the Applicant should confirm whether the roadway grades (in excess of 10%) have been reviewed by the fire department.



- 4. 6/17/25: The Applicant should provide trip generation estimates per the ITE Trip Generation Manual for each land use at the site for the weekday AM and PM peak hours.

9/23/25: Per the cover letter, this information will be provided in a traffic study to be included in a future submission.

1/6/26: Table 3 on page 6 of the TIS summarizes the trip generation of the site. Justification should be provided for the pass-by trip percentages utilized, which may exceed the allowable pass-by percentage per NYSDOT. This justification could include data from the Institute of Transportation Engineers or survey data of similar sites. It should also be noted that trip generation for the drive-thru is calculated for a drive-in bank, which is a much lower traffic generator than other commercial drive-thru uses such as coffee shops or fast food restaurants. As such, the use of the drive-thru should be restricted to a bank or similar use. Should the drive-thru be converted to a more intense use, the traffic impact study should be revisited to analyze the different use.

3/17/26: The Applicant should confirm the pass-by percentages with NYSDOT Region 8 Permitting and provide any correspondence with NYSDOT related to the pass-by credit. In previous studies, NYSDOT Region 8 has limited pass-by credit to a maximum of 25%.

It should be noted that the pass-by rate of 40% for Land Use Code 821 – Shopping Plaza (which was utilized for the proposed retail uses at the site) are all over 30 years old, with no data after 1995, collected for the PM peak hour (but applied by the Applicant to the AM and PM peak hour), and has very limited data from the tri-state area. This data should not be used and this pass-by rate should not be applied for the retail uses without further justification (e.g., nearby site surveys).

5. 6/17/25: A vehicle queuing assessment for the proposed drive-thru use should be conducted to determine whether the proposed queuing area will be sufficient to serve the vehicle demand.

9/23/25: Per the cover letter, this information will be provided in a traffic study to be included in a future submission.

1/6/26: The TIS should be revised to provide an assessment of queuing at the proposed drive-thru, including the proposed capacity of the site for on-site queuing.

3/17/26: The Applicant indicated that the drive-thru can accommodate a queue of 8 vehicles. An article from *ITE Journal*, August 2010 “21st Century Banking, 20th Century Data,” indicates a maximum queue of 5 vehicles for a drive-thru bank. The provided queue space is sufficient to accommodate the potential maximum queue for a bank use.

6. 6/17/25: The Applicant should provide parking requirement calculations per the Town Code and parking generation estimates per the ITE Parking Generation Manual for the site.

9/23/25: The Applicant's preliminary parking calculations show that the required minimum is 168 spaces while 132 spaces are provided, with further detail including ITE calculations to be provided in the forthcoming traffic study. The traffic study should include a shared parking analysis.

1/6/26: The TIS should be revised to provide parking demand estimates and a shared parking analysis.

3/17/26: Comment not addressed. Parking demand estimates per the ITE Parking Generation Manual should be provided to estimate the potential parking demand of the site, and a shared parking analysis should be provided if the Applicant intends to share parking between different uses on the site.

7. 6/17/25: A Traffic Impact Study (TIS) should be provided, and should include a capacity and safety assessment of the US Route 6 / New York State Route 22/202 intersection.

9/23/25: Per the cover letter, a traffic impact study will be provided by Creighton Manning in a future submission that will include the requested information.

1/6/26: The Applicant should provide the Synchro analysis files, NYSDOT signal timing sheets (or field signal timing sheets), and detailed Level of Service tables showing volume-to-capacity ratios for further review. Analysis results should be provided using the Synchro Percentile Method (Intersection Lanes, Volumes, and Timing reporting) for signalized intersections instead and HCM 7th Edition for unsignalized intersections.

3/17/26: AKRF has reviewed the provided Synchro analysis files. The Applicant should revise minor discrepancies in Table 6 of the TIS for level of service, delay, and V/C ratio for all movements at the Route 22/202 and Starr Ridge Road intersection (Saturday peak hour, Existing Conditions).

Signal timings from 2017 were utilized for the analysis. Signal timings at the Route 22/202 and Starr Ridge Road intersection have been modified as recently as February 2026. The Applicant should request updated signal timing sheets from NYSDOT and revise the analyses as necessary.

The Applicant identified a potential impact at the northbound left turn movement at Route 22/202 and Starr Ridge Road intersection during the AM peak hour. The Applicant should

confirm whether this impact is still present with the latest 2026 signal timing plans, and provide details of the proposed mitigation measures (if any), including any modifications to signal timing. It should be noted that any traffic signal timing modifications would need to be approved by NYSDOT as part of the Highway Work Permit.

- 8. 1/6/26: *Signage indicating right turns only and restricting left turns in and out of the site should be provided for the US Route 6 / New York State Route 22/202 driveway.*

3/17/26: Comment not addressed. The Applicant should revise sheet SP-1.1 to location of the proposed signage.

RECOMMENDED ACTIONS

At the March 23, 2026, meeting AKRF recommends that the Planning Board review the changes to the project and continue the public hearing to May 11, 2026.

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 17, 2026

Subject : Site Plan and Conditional Use Permit Review
Rraci's Starr Ridge Road – Retail/Office Park
3433 Starr Ridge Road (Tax Map ID: 68.-2-70)

Drawings Reviewed : Prepared by Insite Engineering:
“Overall Site Plan”, Revised 3/2/26, Sheet OP-1.
“Layout Plan”, Revised 3/2/26, Sheet SP-1.1.
“Landscape Plan”, Revised 3/2/26, Sheet SP-1.2.
“Grading & Utilities Plan”, Revised 3/2/26, Sheet SP-2.
“Erosion & Sediment Control Plan”, Revised 3/2/26, Sheet SP-3.
“Road Profile”, Revised 3/2/26, Sheet PR-1.
“Fire Truck Maneuvering Plan”, Revised 3/2/26, Sheet VM-1.
“Erosion Control Details”, Revised 3/2/26, Sheet D-1.
“Details”, Revised 3/2/26, Sheet D-2.
“Details”, Revised 3/2/26, Sheet D-3.
“Details”, Revised 3/2/26, Sheet D-4.
“Details”, Revised 3/2/26, Sheet D-5.

Documents Reviewed : Response Letter from John Watson, P.E, Dated 3/2/26.
Statement of Use, Revised 3/2/26.
Stormwater Pollution Prevention Plan, Dated 3/2/26.
Response Letter from Mark Nadolny and Mark Sargent, P.E., Dated 3/4/26.
Traffic Assessment, Prepared by Creighton Manning, Revised 3/4/26.

The referenced plans and documents have been reviewed for compliance with Town Code Chapter 119 “Stormwater Management and Erosion and Sediment Control”, the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001), and our previous memorandum dated January 6, 2026. The applicant is proposing to construct four retail and office buildings on 10.3 acres in the SR-6 zoning district. Proposed work also includes parking areas, stormwater

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management, dog park, and septic area. Review and approval from Putnam County Department of Health (PCDOH), New York City Department of Environmental Protection (NYCDEP), New York State Department of Transportation (NYSDOT), and the Town Highway Department will be required. A maintenance easement and agreement pursuant to Town Code §119-12 and 13 must be reviewed and filed prior to final close-out of the project.

Pursuant to our review, the below comments should be addressed by the applicant. As a revised SWPPP was not provided, several previous comments have been repeated below.

1. As previously mentioned, drainage structure elevations and pipe sizes will be required. It should be verified the elevations and sizes used in the HydroCAD model and shown on the plans match. Excessively deep structures should be avoided.
2. As previously mentioned, sizing calculations for the stormwater conveyance system should be provided.
3. As previously mentioned, the utility plan and landscape plan should be coordinated to ensure large trees are separated from sewer and water utilities. An unlabeled tree is proposed directly over the pipe from CB19 to 1.3DS IN.
4. As previously mentioned, missing dimensions should be provided for all applicable details, including the Rock Outlet Protection detail.
5. As previously mentioned, it should be determined if the tree removal is considered clear-cutting as defined by Town Code §119-3. The definition of clear cutting is “removal of 30% or more trees” and is not a function of the site area as stated in the responses.
6. As previously mentioned, the area for the limits of disturbance should be provided for each phase. The phasing plan will be evaluated further as it is developed by the applicant.
7. The contributing drainage area to proposed P-1 Pond is well under minimum area required by the Design Manual. The proposed practice should be evaluated.
8. It is unclear how the times of concentration (T_c) for subbasins 1.1S and 2.0S are greater under proposed conditions, especially when the T_c line for 2.0S passes through a driveway culvert. All T_c lines should be checked.
9. It should be stated in the SWPPP why infiltration practices are not feasible on the site. Additionally, SWPPP Section 5.3 should be revised to remove references to infiltration basins to be consistent with the proposed plans.

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10. An access route to the proposed P-1 Pond and Sand Filter should be identified and any required grading should be shown.
11. In the legend on Sheet SP1.1, the proposed post and rail fence is labeled "Existing chain link fence". The legend should be revised to be consistent with the plans.

A written response and revised plans responding to the above comments should be submitted by the applicant for further review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.


JH:WJA:cg

cc: Jackie Lester (planning@southeast-ny.gov) Robert Ferrito (rmf586@aol.com)
Tom LaPerch (tomlaperch@aol.com) Ashley Ley (aley@akrf.com)(southeast@akrf.com)
David Rush (david@questoverhorses.com) William Angiolillo, P.E. (wangiolillo@hahn-eng.com)
James A. King (topjimmyking1@gmail.com) Douglas Hahn, P.E. (dhahn@hahn-eng.com)
Lynne Eckardt (lynne.eckardt@gmail.com) John Watson (jwatson@insite-eng.com)
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Christopher Galli (chris@hhpny.com)



M E M O R A N D U M

TO: Town of Southeast Planning Board
FROM: Susan Jainchill RLA, AICP
DATE: March 11, 2026
RE: Rraci's Starr Ridge Road - Retail/Office Park, Site Plan and Conditional Use Permit Review
cc: AKRF, Insite Eng.

Aspect 120 Landscape Architecture ("Aspect 120") has reviewed Insite Engineering's March 2, 2026 correspondence and the revised Site Plan Set (last revised March 2, 2026) submitted in support of the Rraci's Starr Ridge Road Retail/Office Park application for Site Plan and Conditional Use Permit approval. The following comments are provided to assist the Planning Board in its ongoing review.

1. Planting Plan / Plant Palette

The most recent submission includes a more fully developed landscape plan. The stormwater management basins have been more clearly illustrated, including appropriate species selection and quantities of plant material suited to the proposed conditions. A new rain garden has also been introduced, providing an additional level of treatment for the first flush of stormwater prior to overflow into the larger stormwater management system. This addition is appropriate and appreciated.

It remains unclear how the ground surface of the slopes leading to the proposed 10-foot-wide berms surrounding the stormwater management basins will be treated. This is an important consideration, as these areas will be visible from Route 6 and from the internal roadway, which is likely to function as a publicly traversed street. Additional information regarding planting or groundcover treatment for these slopes should be provided.

2. Site Design / Quality of User Experience

Overall, the site design has been more fully considered in relation to the pedestrian experience. Additional planting has been incorporated throughout the site, which will contribute positively to the pedestrian environment.

The central courtyard area now includes a patio or paved surface with seating and a more robust planting plan. The inclusion of a patio or plaza surface creates the potential for informal gathering, outdoor seating, or other passive uses. While the paving material has not been specifically identified, the change in hatch pattern suggests that it may contrast with the concrete walkways used for circulation.

The applicant noted that the pedestrian zones in front of the retail spaces will be reviewed for the possibility of expanding their depth beyond what is currently shown. As noted in Aspect 120's January 8, 2026 memorandum, the areas in front of retail entrances present an opportunity to enhance the pedestrian experience and contribute meaningfully to the overall character of the

development. The inclusion of shade trees within the primary parking areas would further improve user comfort, enhance the visual quality of the site, and help mitigate heat island effects.

The applicant also noted that the internal vehicular circulation pattern is currently under review, with a focus on improving the overall user experience. Additional information on this topic is expected in a future submission.

3. Image and Visibility from Off-Site

In response to comments regarding the images on Sheet A1 (Elevations and Materials), the applicant indicated that the aerial reference image will be revised in a future submission to more accurately reflect existing topography and to include the southernmost 9,000-square-foot retail building.

The applicant also indicated that additional architectural information will be provided regarding the proposed bank building, including further detail on building articulation and design.

In response to comments regarding the visibility of the project from Starr Ridge Road, the applicant stated that anticipated views from both the north and the south will be further studied and illustrated in a future submission.

The most recent submission includes additional landscape screening along the Starr Ridge Road property line. The quantity and selection of plant material appear appropriate for this location. The effectiveness of the proposed landscape treatment in providing screening, and in creating an appropriate transition between the rural character of Starr Ridge Road and the more commercial context of Route 6, can be better evaluated once additional visual analysis is provided.

4. External Connections – Vehicular, Bicycle, and Pedestrian

In response to the question regarding the internal roadway connection, the applicant clarified that while the road may function as a connecting route between Starr Ridge Road and Route 6, it will remain privately owned and maintained by the property owner.

In response to Aspect 120's comment regarding opportunities for bicycle connectivity, the applicant noted that bicycle racks have been added to the site. While this addition is appropriate, additional opportunities to support bicycle circulation within the site and potential connections to the surrounding public right-of-way should continue to be explored where feasible.

The applicant also indicated that the relationship between the proposed dog park and the adjacent veterinary use will be reviewed further in a future submission.

5. Request Site Visit

As noted in Aspect 120's January 8, 2026 memorandum, a site visit with the Applicant's project team would assist in evaluating existing conditions, topography, vegetation, and sightlines in relation to the proposed design and would help inform the Planning Board's continued review.

Aspect 120 will continue to review future submissions and provide additional comments as appropriate to assist the Planning Board in its evaluation of the application.

TOWN OF SOUTHEAST**APPLICATION SUMMARY SHEET**

Project Name: 301 Milltown Rd Subdivision

Project Site Address: 301 Milltown Rd

S/B/L: 58-1-1

Zoning District: R-160

Description: **[Updated 3/18/26]** Nejame New York Land, LLC (the "Applicant") proposes to subdivide an approximately 48.78-acre property located at 301 Milltown Road ("Project Site"), in the R-160 Zoning District, into 4 lots, and construct one new single-family residence on each of the new lots ("Proposed Project"). The site is currently undeveloped and includes woodlands and wetlands. Proposed Lot 1 would be 5.94 acres, Lot 2 would be 12.97 acres, Lot 3 would be 20.43 acres, and Lot 4 would be 9.44 acres. Each lot would be served by its own well and septic system. Access to Lots 1, 2, and 3 would be provided from an approximately 642 ft long common driveway. Access to Lot 4 would be from Milltown Road. Lots 1 and 3 do not meet minimum lot frontage requirements and require 280-a approval from the Town Board. The Applicant obtained a Planning Board Wetland Permit for prior disturbance to the wetland buffer, a new wetland permit for additional disturbance is required. The Project Site is located along the Milltown Historic Route, disturbance within the buffer requires a Certificate of Appropriateness from the Historic Sites Commission. The Application requires Planning Board Subdivision and Wetland Permit Approval, and Architectural Review of the proposed residences, Town Board 280-a, and Historic Sites referral.

Primary Representative: P.W. Scott

SEQR TYPE OF ACTION: Unlisted

MAJOR/MINOR PROJECT: Major Subdivision

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y NAMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes No

- Town Board [280-a]
 Architectural Review
 Landscape Architect Review
 Stone Wall Review
 Wetland Permit *(permit for prior disturbance obtained 8/12/24, amendment may be required)*
 Historic Sites Commission
 Town Highway Department
 MS4 Permit
 E-911 Coordinator
 Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [**Bold** = yes]

Yes No

- Brewster/Southeast Joint Fire District
 County Planning Department (GML)
 County Highway Department
 County Health Department
 Metro North Railroad
 NYSDEC
 NYCDEP
 NYSDOT
 NYSHPO
 NYSEG
 Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: waiver of Tree and Forest Preservation Plan requirement under § 123-30F

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
2/24/25	Initial discussion, no actions taken.
9/8/25	1) Declared intent to be Lead Agency; 2) Classified as TOSE Major Subdivision; 3) Referred to Putnam County; and 4) Set Public Hearing for October 20, 2025
10/20/25	1) Declared Lead Agency; 2) Opened public hearing
1/12/26	Opened and continued public hearing
2/9/26	Deferred to March 9, 2026
3/9/26	1) Opened and continued public hearing
3/23/26	

RECOMMENDED ACTION FOR MEETING: 1) Open and close public hearing; 2) Consider adopting SEQRA Negative Declaration; 3) Refer to Historic Sites Commission (if Negative Declaration is adopted); and 4) refer to Town Board for 280-a (if Negative Declaration is adopted).

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

Date: March 23, 2026

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: 301 Milltown Road

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Nejame New York Land, LLC proposes a 4-lot subdivision for single-family homes on a 48.78-acre property that is currently undeveloped and includes woodlands and wetlands. Access to Lots 1, 2, and 3 would be provided from an approximately 642 ft long common driveway. Access to Lot 4 would be from Milltown Road. Lots 1 and 3 do not meet minimum lot frontage requirements and require 280-a approval from the Town Board. The applicant obtained a Wetland Permit for prior disturbance to the wetland buffer; a new wetland permit for additional disturbance is required. The project site is located along the Milltown Historic Route, disturbance within the buffer requires a Certificate of Appropriateness from the Historic Sites Commission.

Location:

301 Milltown Road & TAX ID 58.-1-1

Reasons Supporting This Determination:

The following materials have been reviewed:

- Memorandum to the Board Response to Hahn Engineering comments, prepared by Peder Scott, dated 2/17/26
- Memorandum to the Board Response to Cornerstone Associates comments, prepared by Peder Scott, dated 3/12/26
- Stormwater Pollution Prevention Plan, prepared by Peder Scott, dated 3/12/16
- Stormwater Management Report, prepared by Peder Scott, dated 3/12/26
- SY1, Preliminary Plat Map, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY1A, Constraint Map, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY1B, Common Driveway Layout Plan, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY1C & SY1D, Tree Protection Plan, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY1E, Watercourse Drainage Map, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY2, SY2A, SY2B, SY2C, Site Development Plans, PW Scott Engineering, dated 1/15/26 revised 3/10/26

- ST2D, Driveways Profiles, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY3A, SY3B, Erosion Control Plans, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY4, Erosion Control Details, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY4A, Sequence of Construction & EC Notes, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY5, Infiltration Basin Details, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY5A, Bio-Retention Basin Details, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY6, Site Details, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- SY7, SY7A, Wetland Buffer Mitigations, PW Scott Engineering, dated 1/15/26 revised 3/10/26
- Memorandum from NYC DEP, Letter of Positive Jurisdiction, dated 5/28/25
- Memorandum from NYS Parks, Recreation and Historic Preservation, prepared by Daniel Mackay, dated 12/15/25
- Memorandum to the Board Response to AKRF comments, prepared by Peder Scott, dated 1/20/26
- Memorandum to the Board Response to Cornerstone Associates comments, prepared by Peder Scott, dated 12/3/25
- Memorandum to the Board Response to Hahn Engineering comments, prepared by Peder Scott, dated 1/15/26
- Survey, prepared by Terry Bergendorff Collins, dated 12/16/21 revised 1/19/26
- Memorandum to the Board Response to Hahn Engineering comments, prepared by Peder Scott, dated 12/3/25
- Memorandum to the Board Response to Cornerstone Associates comments, prepared by Peder Scott, dated 9/10/25
- Memorandum to the Board Response to AKRF comments, prepared by Peder Scott, dated 9/10/25
- Memorandum to the Board Response to Hahn Engineering comments, prepared by Peder Scott, dated 9/10/25
- Memorandum to the Board from NYS DEC, prepared by Tiernan Darcy, dated 11/21/25
- Memorandum from NYC DEP, prepared by Cynthia Garcia, dated 10/3/25
- Memorandum from NYC DEP, Watercourse Determination, prepared by Melissa Ng, dated 9/17/25
- Full EAF, prepared by Peder Scott, dated 9/10/25
- Aerial Photography, prepared by PW Scott Engineering, dated 1/10/25

WHEREAS, on 9/8/25, 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 10/20/25, 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 gathered 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: Jackie Lester
 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	MS4 Administrator Via email

Putnam County Highways & Facilities 842 Fair Street Carmel New York 10512	Town Clerk 1360 Route 22 Brewster, NY 10509
Putnam County Department of Planning/Development & Public Transportation 841 Fair Street Carmel, NY 10512	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 e-mail: dep.r3@dec.ny.gov	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
New York City Department of Environmental Protection Bureau of Water Supply, 465 Columbus Avenue Valhalla, New York 10595-1336 ATTN: Cynthia Garcia e-mail: CGarcia@dep.nyc.gov	NYSEG Electric Field Planner – Brewster Engineering Dept. e-mail: SImperiale@NYSEG.com
Historic Sites Commission e-mail: historicsites@southeast-ny.gov	Brewster Fire Department ATTN: Commissioners & Chief of Department 501 N Main Street, Brewster, NY 10509 commissioner@BSEJFD.com thpg@brewsterfiredepartment.org
Peder Scott	Wetland Inspector Via Email

UPON ROLL CALL VOTE:

T. LaPerch, Chairman	_____	D. Rush, Vice Chairman	_____
J. King, Boardmember	_____	L. Eckardt, Boardmember	_____
G. Pangis, Boardmember	_____	C. Galli, Boardmember	_____
R. Ferrito, Boardmember	_____		_____

The resolution was _____ by a vote of _____ to _____, with _____ absent.

T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
REFERRAL TO TOWN BOARD
SECTION 280-a REFERRAL**

INTRODUCED BY:

DATE: March 23, 2026

SECONDED BY:

WHEREAS, the Planning Board/Architectural Review Board is in receipt of a subdivision application for the project known as **301 MILLTOWN ROAD**, located on 301 Milltown Road, in the R-160 Zoning District, and identified as Tax Map ID 58.-1-1; and

WHEREAS, the applicant proposes to subdivide a 48.78 acre lot into 4 single-family residential lots: Lot 1 (5.94 acres), Lot 2 (12.97 acres), Lot 3 (20.43) and Lot 4 (9.44 acres); and

WHEREAS, proposed Lots 1, 2, and 3 would be accessed from a common driveway off Milltown Road and Lot 4 would have direct access to Milltown Road; and

WHEREAS, Lots 1 and 3 have insufficient road frontage and require Town Board approval of an open development area under Section 280-a.4 of New York State Town Law; 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 having reviewed such application together with its consultants, finds that there will be no adverse affect to the surrounding area or the environment; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board/Architectural Review Board hereby recommends that the Town Board of the Town of Southeast **grant** approval to 301 Milltown Road under Section 280-a.4 of New York State Town Law, and the Planning Board does hereby submit to the Town Board its review on the same:

1. The proposed project would subdivide a 48.78 acre lot into 4 single-family residential lots: Lot 1 (5.94 acres), Lot 2 (12.97 acres), Lot 3 (20.43) and Lot 4 (9.44 acres);
2. Lots 1 and 3 would have insufficient road frontage on Milltown Road.
3. An easement and maintenance agreement for the proposed common driveway shall be submitted to the Planning Board and Town Attorney for review prior to the issuance of Final Subdivision Approval.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

D. Rush, Vice Chairman

J. King, Boardmember

L. Eckardt, Boardmember

G. Pangis, Boardmember

C. Galli, Boardmember

R. Ferrito, Boardmember

The resolution was _____ by a vote of _____ to _____, with _____ absent.

Thomas LaPerch, Chairman
Southeast Planning Board /
Architectural Review Board

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

March 23, 2026

TO: Cathy Croft, Chairperson
Historic Sites Commission

RE: 301 Milltown Road Subdivision
Tax Map ID 58.-1-1

At the regular meeting of the Southeast Planning Board/Architectural Review Board on March 23, 2026, a motion was made to refer the above referenced project to the Historic Sites Commission for review. The proposed site of this four-lot subdivision is listed on the Town of Southeast's local historic sites list.

Thank you for your attention to this matter. If you require any information regarding this project, please do not hesitate to call the Planning Board/Architectural Review Board Office.

Very truly yours,

Thomas LaPerch, Chairman
Southeast Planning Board/Architectural Review Board

cc: Town Counsel
Town Clerk
Peder Scott

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 19, 2026

Subject : Major Subdivision Review
301 Milltown Road Subdivision
301 Milltown Road (Tax Map ID: 58.-1-1)

Drawings Reviewed : Prepared by P.W. Scott Engineering & Architecture, P.C.:

- "4 Lot Subdivision", Revised 3/10/26, Sheet ID.
- "Preliminary Subdivision Plat", Revised 3/10/26, Sheet SY1.
- "Subdivision Constraint Map", Revised 3/10/26, Sheet SY1A.
- "Common Driveway Layout", Revised 3/10/26, Sheet SY1B.
- "Tree Preservation Plan", Revised 3/10/26, Sheet SY1C.
- "Tree Preservation Plan", Revised 3/10/26, Sheet SY1D.
- "Watercourse Drainage Map", Revised 3/10/26, Sheet SY1E.
- "Site Development Plan", Revised 3/10/26, Sheet SY2.
- "Site Development Plan", Revised 3/10/26, Sheet SY2A.
- "Site Development Plan - Lot 3", Revised 3/10/26, Sheet SY2B.
- "Site Development Plan", Revised 3/10/26, Sheet SY2C.
- "Driveways Profiles", Revised 3/10/26, Sheet SY2D.
- "Erosion Control Plan", Revised 3/10/26, Sheet SY3A.
- "Erosion Control Plan", Revised 3/10/26, Sheet SY3B.
- "Erosion Control Details", Revised 3/10/26, Sheet SY4.
- "Sequence & EC Notes", Revised 3/10/26, Sheet SY4A.
- "Stormwater Management Details", Revised 3/10/26, Sheet SY5.
- "Bio-Retention Basin Details", Revised 3/10/26, Sheet SY5A.
- "Details", Revised 3/10/26, Sheet SY6.
- "Wetland Buffer Mitigation Common", Revised 3/10/26, Sheet SY7.
- "Wetland Buffer Mitigation - Lot 4", Revised 3/10/26, Sheet SY7A.

Documents Reviewed : Engineering Response Letter from Peder Scott, P.E., R.A., Dated 3/17/26.
Planning Response Letter from Peder Scott, P.E., R.A., Dated 3/16/26.
Wetlands Response Letter from Peder Scott, P.E., R.A., Dated 3/12/26.
Stormwater Pollution Prevention Plan (SWPPP), Dated 3/12/26.

Stormwater Management Report, Dated 3/12/26.
Stormwater Addendum #1, Dated 2/17/26.
Stormwater Addendum #2, Dated 2/18/26.

The referenced plans and documents have been reviewed for compliance with Town Code Chapter 119 "Stormwater Management and Erosion and Sediment Control", the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001), and our previous memorandum dated February 3, 2026. The applicant is proposing a four lot subdivision on 48.78 acres in the R-160 zoning district. The lots are proposed to be developed with single family residences. A common driveway will be constructed for 3 of the lots. The property is currently undeveloped.

Pursuant to our review, the following items should be addressed by the applicant.

1. As previously mentioned, the proposed "Grasscrete", which starts approximately 10 ft from the edge of road in the right-of-way, does not conform to the requirements of Town Code Chapter 64 or §123-40. The proposed surface is to satisfy anticipated NYCDEP requirements. Unless a waiver is granted, the driveway should be designed and shown in accordance with the Town Code with asphalt for a minimum distance of 25 feet. Any written comments from NYCDEP requiring a deviation from the Town Code should be provided.
2. As previously mentioned, the construction sequence refers to pools. As shown on the plans, these structures are not currently proposed. Furthermore, as noted on the plans, if such structures are proposed when individual building permits are sought, the stormwater analysis may need to be reevaluated. The references to pools and any other structures not currently proposed should be removed from the construction sequence to reduce confusion during future individual lot applications.
3. As previously mentioned, per the plans, Subbasin WS2 and practice Infil 2 appear to flow towards analysis point C. The PondPack model and plans should be revised to be consistent with each other. The Addendum #1 submitted on 3/16/26 does not address this comment and is inconsistent with the draft Addendum #1 provided on 2/19/26.
4. As previously mentioned, prior to signing the final plat, the various proposed easements, including the driveway easement, the tree buffer agreement, and the stormwater maintenance agreement with applicable schedules and attachments should be submitted to the Town Attorney for review. The applicant should consider including maintenance of the common bioretention basin in one of the aforementioned agreements. The applicant is aware of this.
5. As previously mentioned, a final subdivision plat prepared by a NYS licensed land surveyor will be required. The common driveway easement area, shown on sheet SY1B, should be shown on the plat. The applicant is aware of this.
6. As previously mentioned, the final digital set of the plans and SWPPP should include a signature and seal of a NYS Licensed Engineer. The applicant is aware of this.

Tom LaPerch
301 Milltown Road
March 19, 2026
Page 3

7. Figure D4 provided in Addendum #2 does not appear to be pertinent and belongs to a separate Addendum. Rather than providing separate Addendums, a revised SWPPP and Stormwater Management Report should be provided and they should incorporate all the changes identified in the Addendums.

A written response and revised plans responding to the above comments should be submitted by the applicant for further review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.

JH:WJA:cg

cc: Jackie Lester (planning@southeast-ny.gov)
Tom LaPerch (tomlaperch@aol.com)
David Rush (david@guestoverhorse.com)
James A. King (topjimmyking1@gmail.com)
Lynne Eckardt (lynne.eckardt@gmail.com)
George Pangis (pangis@mac.com)
Christopher Galli (chris@hhpny.com)
Robert Ferrito (rmf586@aol.com)
Ashley Ley (aley@akrf.com) (southeast@akrf.com)
Bruce Barber (barberbruce@yahoo.com)
William Angiolillo, P.E. (wangiolillo@hahn-eng.com)
Douglas Hahn, P.E. (dhahn@hahn-eng.com)
Peder Scott, P.E., RA (pwscott@pwscott.com)



Cornerstone Associates

Environmental Consultants
321 Fremont Street
Peekskill, New York 10566
Phone: (914)-299-5293

September 8, 2025
October 20, 2025
February 9, 2026
March 23, 2,26 (revised)

To: Planning Board

From: Bruce Barber
Town of Southeast Wetland Inspector

RE: **301 Milltown Road Application**
301 Milltown Road
Tax Map: Section 58. Block 1 Lot 1

Dear Chairman LaPerch and Members of the Planning Board:

As per your request, I have reviewed the following pertinent documents submitted relative to the above referenced application:

1. Transmittal letter dated 03/16/26, 1 page.
2. Report entitled "Addendum #1 Pond Pack Calculations at Analysis Point D" dated 2/27/26
3. Report entitled "Addendum #2 Pond Pack Calculations at Routing Wetland A" dated 2/18/26
4. Stormwater Management Report dated 03/12/26.
5. Plan entitled; "301 Milltown Road" prepared by PW Scot dated 03/10/26 (rev.) 20 sheets: SY1, SY1A, SY1B., SY1C, SY1D, SY1E, SY2m SY2A, SY2B, SY2C, SY2D, SY3, SY3A, SY3B, SY4, SY4A, SY5, SY5A, Sy6, SY7, SY7a
6. Comment response memo to Hahn Engineering dated 02/17/26 2 pages.
7. Comment response memo to Cornerstone Associates dated 03/12/26, 2 pages.

A: Summary of Application:

The applicant proposes subdividing a 48.78-acre parcel into four single-family residential lots with a common driveway extending from Milltown Road servicing three lots and a separate lot driveway extending from Milltown Road. Each lot will be served by individual wastewater systems and water wells. A total of 6.84 acres of site disturbance is proposed.

Note: The majority of the comments found in the prior review memos prepared by this office have been addressed. The remaining comments are found below:

B: Wetland Impacts:

Common Driveway: The applicant proposes to disturb 98 feet of a town jurisdictional watercourse and 30,800 square feet of 100' wetland control area.

Proposed Lot 4: The applicant proposes to disturb 12,500 square feet of watercourse and 100' wetland control area.

C: Proposed Wetland Mitigation: The wetland mitigation is found to be reasonable and it is recommended the Planning Board accept as follows:

Common Driveway: The applicant proposes the removal and long-term management of one acre of Multiflora Rose and one acre of Japanese Barberry, both invasive species. is proposed as mitigation

The applicant proposes to install 32,800 square feet of plantings consisting of native grasses and shrubs within the 100' wetland control area to serve as an enhanced buffer and reduce impacts to water quality and enhance habitat value (see Comment #1 below).. .

Lot 4: The applicant proposes 12,600 square feet of mitigation which will consist of the installation of native live stakes along the border of the watercourse which will provide a riparian habitat, reduce stream bank erosion, and improve water quality.

D: Remaining Review Items:

1: Adjust location of mitigation at common driveway.

The proposed wetland mitigation adjacent to the stormwater basin at the common driveway (Lot 2) should be adjusted to be more closely located to the wetland area adjacent to the wetland area.

2: Provide invasive species management plan:

The applicant proposes to remove one acre of invasive shrubs using herbicides but has not included a comprehensive plan how this will be accomplished. The use of herbicides must be reviewed in an acceptable plan that considers impacts to ground and surface water, water wells, and wildlife and indicate required permits shall be obtained and best management practices will be followed.

3: Provide long-term mitigation inspection and management plan:

A written comprehensive plan including the long-term methods of removal of invasive species as well as periodic inspections, monitoring and maintenance of the mitigation plantings should be submitted. The plan should be implemented for a minimum of five years with semi-annual reporting of inspection findings and maintenance conducted. The plan should indicate that any dead, diseased or damaged plants found at the time of inspection shall be replaced in like kind and size within 30 days.

4: Review of stone material under common driveway required by Town Engineer:

Applicant will be installing stone under the driveway in the area of the common driveway watercourse to ensure hydrological connection between the adjoining wetlands. Review by the Town Engineer is required. .

5: Location of wetland control area field markers to be determined:

The Planning Board may consider monuments and/or the use of field markers such as vegetation, fencing or stone walls to permanently locate these areas and reduce future potential encroachment. Applicant has suggested stamp metal signage or picket fencing. Generally, survey installed field monuments and large boulders and evergreen trees at the wetland control area edge provide more permanent markers. A decision by the Planning Board to be made

The applicant is encouraged to provide annotated responses. Upon receipt, this office will continue reviewing the proposed project. Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bruce Barber', written in a cursive style.

Bruce Barber, PWS, Registered Soil Scientist
Town of Southeast Wetland Inspector

TOWN OF SOUTHEAST**APPLICATION SUMMARY SHEET**

Project Name: Marvin Mountain Tower Replacement
Project Site Address: 87 Hillside Park

S/B/L: 67.-1-38.-2
Zoning District: R-160

Description: NYSEG proposes to replace its existing 160-foot guyed communications tower with a 180-foot self-supporting lattice tower on a 66.51-acre property. The property is located at 87 Hillside Park in the R-160 Zoning District. The project would remove 0.05 acres of trees, including one tree above 8" DBH, and includes an approximately 2,100 SF gravel laydown yard and gravel resurfacing and expansion of the existing driveway. The Proposed Project requires Planning Board Site Plan and Conditional Use Permit approval.

Primary Representative: Jacqueline Phillips Murray, Esq.

SEQR TYPE OF ACTION: Unlisted**MAJOR/MINOR PROJECT: Major**

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brewster/Southeast Joint Fire District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Planning Department (GML)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape Architect Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Health Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland Permit [to be confirmed]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSDOT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSEG
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
2/9/26	1) declared Intent to be Lead Agency (Unlisted/Coordinated); 2) classified the project as a TOSE Major project; 3) referred the application to Putnam County Planning (GML 239-m); and 4) set the public hearing.
3/9/26	1) Declared Lead Agency; and 2) Opened and continued public hearing
3/23/26	

RECOMMENDED ACTION FOR MEETING: 1) Open and continue public hearing

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 17, 2026

Subject : Site Plan Review
Marvin Mountain Tower Replacement
87 Hillside Park (Tax Map ID: 67.-1-38.2)

Drawings Reviewed : Prepared by Avangrid Engineering
“Conceptual Grading Plan”, Dated 3/2/26.
“Erosion Control Details”, Dated 3/2/26.

Documents Reviewed : Engineering Response Letter from R. Jason Dickey, Dated 3/2/26.
Planning Response Letter from R. Jason Dickey, Dated 3/2/26.
Project Parcel Map, Dated 3/2026.
Full Environmental Assessment Form, Part 1, Revised 3/2/26.
NYSEG Colocation Affidavit, Dated 2/25/26.

The referenced plans and documents have been reviewed for compliance with Town Code Chapter 119 “Stormwater Management and Erosion and Sediment Control”, the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001), and our previous memorandum dated February 3, 2026. The applicant is proposing to construct a 180 ft self-supporting NYSEG radio communications tower on approximate 68.4 acres in the R-160 zoning district.

Pursuant to our review, the following items should be addressed by the applicant.

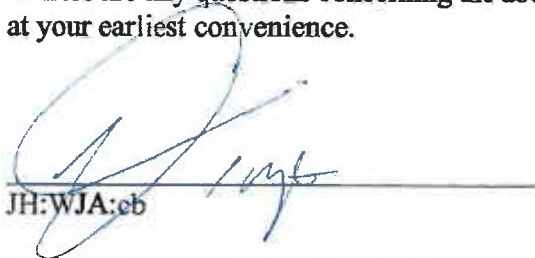
1. As previously mentioned, the foundation limits of the self-supporting lattice tower should be shown. The foundations were not shown or labeled as stated in the response letter.
2. As previously mentioned, applicable site details should be provided, including for laydown area and reconstructed driveway.

Tom LaPerch
87 Hillside Park
March 17, 2026
Page 2

3. The limits of disturbance should be clarified on the plans and the area provided. Any driveway reconstruction should be included. If the total limits of disturbance is greater than 5,000 sf, then a SWPPP prepared in accordance with the General Permit and a Town erosion sediment control permit will be required.
4. The slope across the proposed laydown area appears to be approximately 25%. Any grading required for the laydown area should be shown and included in the limits of disturbance.
5. The existing anchorage points are proposed to remain. It should be determined if any previous agreements required them to be removed and the area restored.
6. It should be clarified if the proposed laydown area is to remain after the tower is completed or if the area will be restored.
7. It is our understanding that two trees are proposed to be removed; both should be identified on the plans.

A written response and revised plans responding to the above comments should be submitted by the applicant for further review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.



JH:WJA:cb

cc: Jackie Lester (planning@southeast-ny.gov) Robert Ferrito (rmf586@aol.com)
Tom LaPerch (tomlaperch@aol.com) Ashley Ley (aley@akrf.com)(southeast@akrf.com)
David Rush (david@questoverhorses.com) Bruce Barber (barberbruce@yahoo.com)
James A. King (topjimmyking1@gmail.com) William Angiolillo, P.E. (wangiolillo@hahn-eng.com)
Lynne Eckardt (lynne.eckardt@gmail.com) Douglas Hahn, P.E. (dhahn@hahn-eng.com)
George Pangis (pangis@mac.com) Jason Crevelling (jcrevelling@nyseg.com)
Christopher Galli (chris@hhpny.com) Jason Dickey (rdickey@trccompanies.com)

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 17, 2026

Subject : Site Plan Review
Bravcor, LLC – Building #2
66-68 Fields Court (Tax Map ID: 78.-2-15)

Drawings Reviewed : Prepared by Bibbo Associates, LLP:
“Aerial Plan”, Revised 7/30/24, Sheet A-1.
“Site Plan”, Revised 7/30/24, Sheet EX-1.
“Erosion Control Plan”, Revised 7/30/24, Sheet EC-1.
“Landscaping & Lighting Plan”, Revised 7/30/24, Sheet LL-1.
“Details”, Revised 7/30/24, Sheet D-1.
“Subsurface Sewage Disposal System Plan”, Revised 9/9/24, Sheet SDS-1.
Prepared By JPL Architects:
“Plan”, Revised 7/31/24, Sheet A101.
“Plans”, Revised 7/31/24, Sheet A102.
“Elevations”, Revised 7/31/24, Sheet A200.

Documents Reviewed : Cover Letter from Nicholas Gaboury, P.E., Dated 2/27/26.
Application for Final Site Plan Approval, Dated 2/19/26.
Stormwater Pollution Prevention Plan, Revised 6/5/24.
Short Environmental Assessment Form, Part 1, Dated 2/20/26.
PCDOH Construction Permit for Sewer Treatment System, Dated 11/18/24.
Statement of Use, Revised 6/17/24.
Radius List, Undated.
Planning Board Approval, Dated 7/8/24.

The referenced plans and documents have been reviewed for compliance with Town Code Chapter 119 “Stormwater Management and Erosion and Sediment Control” and the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001). The applicant is proposing to

Tom LaPerch
66-68 Fields Court
March 17, 2026
Page 2

construct a warehouse/office building on 9.36 acres in the OP-1 zoning district. Proposed work also includes parking areas and stormwater mitigation practices.

The project was reviewed by Nathan L. Jacobson & Associates, P.C. and was approved by the Planning Board July 8, 2024. Since that time, the applicant let their approval lapse and now seeks reapproval of the same documents. As a result, out office has no objection to the approval of this project subject to the following:

1. Any information regarding existing bonds and/or inspection fees associated with this project should be provided. Otherwise, a cost estimate should be provided to determine the required bond and/or inspection fee.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.

JH:WJA:cg

cc: Jackie Lester (planning@southeast-ny.gov) Robert Ferrito (rmf586@aol.com)
Tom LaPerch (tomlaperch@aol.com) Ashley Ley (aley@akrf.com)(southeast@akrf.com)
David Rush (david@questoverhorses.com) Bruce Barber (barberbruce@yahoo.com)
James A. King (topjimnyking1@gmail.com) William Angiolillo, PE (wangiolillo@hahn-eng.com)
Lynne Eckardt (lynne.eckardt@gmail.com) Douglas Hahn, PE (dhahn@hahn-eng.com)
George Pangis (pangis@mac.com) Nicholas Gaboury, PE (ngaboury@bibboassociates.com)
Christopher Galli (chris@hhpny.com)

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Project Name: Civetta Site Plan

Project Site Address: 2-10 Mount Hope Lane

S/B/L: 35.-2-1

Zoning District: OP-2

Description: John Civetta, Jr., et al, proposes to construct a 20,000-sf building and a 78,408-sf outdoor storage area (9.77% of the lot area) for construction equipment storage and maintenance on an 18.43-acre property. The property is located at 2-10 Mount Hope Lane in the OP-2 Zoning District. The project would utilize an existing stockpile of fill to create the outside storage area and a berm for screening the site. The total area of disturbance is 9.35 acres. The project requires Planning Board Site Plan and Conditional Use Permit approval (outside storage).

Primary Representative: Putnam Engineering

SEQR TYPE OF ACTION: Unlisted/coordinated

MAJOR/MINOR PROJECT: Major

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brewster/Southeast Joint Fire District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Planning Department (GML)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Architect Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland Permit <i>[project revised to avoid buffer]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson , North Salem [Bold = yes]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
11/27/23	(1) declared intent to be Lead Agency for an Unlisted Action under SEQRA; (2) classified the project as a Town of Southeast Major Project; (3) referred the application to Putnam County Planning per GML 239-m; and (4) referred the application to the Town of Patterson
6/24/24	1) Declared Lead Agency; and 2) set public hearing for 7/22/24
7/22/24	Opened and closed public hearing.
1/13/25	Negative Declaration adopted.
3/24/25	1) granted Final Site Plan and Conditional Use Permit Approval; 2) recommended performance bond
3/23/26	

RECOMMENDED ACTION FOR MEETING:

1) Consider one-year extension of Final Site Plan Approval (1 of 3 eligible extensions)

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

INTRODUCED BY:

DATE: March 23, 2026

SECONDED BY:

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast has previously granted Final Approval by resolution dated 3/24/25, for a certain Project Development Plan known as CIVETTA-MT. HOPE, located at 2-10 Mount Hope Lane in the OP-2 Zone, also known and designated as Tax Map Number 35.-2-1 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 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 CIVETTA – MT. HOPE is hereby granted for a period of one (1) year, commencing on 3/24/26 and subject to the conditions of said Final Approval.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

D. Rush, Vice Chairman

J. King, Boardmember

L. Eckardt, Boardmember

G. Pangis, Boardmember

C. Galli, Boardmember

R. Ferrito, Boardmember

The resolution was _____ by a vote of _____ to _____, with _____ absent.

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

TOWN OF SOUTHEAST**APPLICATION SUMMARY SHEET****Project Name:**

Southeast Kitchen & Bath

Project Site Address:

10 Old Doansburg Rd

S/B/L:

46.-5-6

Zoning District:

OP-1

Description:

Anthony Palladino proposes to construct a showroom and offices for Southeast Kitchen & Bath and related improvements on a 1.78-acre vacant lot located at 10 Old Doansburg Road (SBL: 46.-5-6) in the OP-1 zoning district. The proposed use, general business, is a permitted principal use in the OP-1 Zoning District. The project would disturb approximately 0.92 acres within a wetland buffer. The Applicant was previously granted a wetland permit 8/22/22 to conduct onsite soil testing. The project requires site plan and wetland permit approval from the Planning Board and area variances from the ZBA.

Primary Representative:

Alfonzetti, Engineering, PC

SEQR TYPE OF ACTION: Unlisted**MAJOR/MINOR PROJECT: Major**

Date Classified:

Waiver of Public Hearing (Minor Project Only)?

 Y N**AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT?** Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Planning Department (GML)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape Architect Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stone Wall Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metro North Railroad
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetland Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]			

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: front yard setbacks (2), front parking setbacks (2) = 4 total

Date Granted or Denied, and any conditions: **ZBA granted requested 4 variances 5/15/2023****PLANNING BOARD ACTIONS:**

Date	Discussion/Decisions/Resolutions
8/22/22	Wetlands permit granted to drill holes for soil testing (TOSE minor project; classified SEORA Type II)
1/9/23	1) Declared Intent to be Lead Agency (Unlisted/Coordinated); 2) Classified as TOSE Major Project; 3) Set public hearing for 2/13/23
1/23/23	1) Rescheduled public hearing for 2/27/23
2/27/23	1) Declared Lead Agency; 2) Opened and closed public hearing
3/27/23	1) Adopted Negative Declaration; 2) Referred to ZBA for variances (ZBA approved 5/15/23)
7/10/23	1) Continued review
10/2/23	1) Granted Final Site Plan and Wetland Permit Approval; 2) Recommended performance bond
3/23/26	

RECOMMENDED ACTION FOR MEETING:

1) Consider performance bond release

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

March 23, 2026

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

RE: SOUTHEAST KITCHEN & BATH, 10 Old Doansburg Road, Tax Map ID 46.-5-6
Project #: 22-1194

Dear Boardmembers:

At the March 23, 2026 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 release of the Performance Bond currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
SOUTHEAST KITCHEN AND BATH	\$12,400.00

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board/Architectural Review Board.

Sincerely,

Thomas LaPerch, Chairman
Southeast Planning Board/Architectural Review Board

cc: Town Attorney
Town Clerk
Nicholas Palladino
Planning Board File

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 17, 2026

Subject : Bond Release Review
Southeast Kitchen & Bath
10 Old Doansburg Rd (Tax Map ID: 46.-5-6)

Documents

Reviewed : Cover Letter from Nicholas Palladino, Dated 2/26/26.
Certification Letter from Ralph Alfonzetti, P.E., Dated 10/17/25.
"Survey of Property", Prepared by Terry Bergendorff Colling, Revised
10/7/25.

On November 4, 2025 our office met with the owner and the owner's engineer to review the as-built conditions of the site. At that time, the site was substantially completed in accordance with the approved plans with the exception that the garbage enclosure had not been constructed. The owner was made aware of the requirement.

Pursuant to our review, our office has no objection to the release of the \$12,400 bond being held by the Town subject to the condition that the garbage enclosure remains to be completed.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.


JH:WJA:cg

cc: Jackie Lester (planning@southeast-ny.gov)
Tom LaPerch (tomlaperch@aol.com)
David Rush (david@questoverhorses.com)
James A. King (topjimmyking1@gmail.com)
Lynne Eckardt (lynne.eckardt@gmail.com)
George Pangis (pangis@mac.com)
Christopher Galli (chris@hhpny.com)
Southeast Kitchen & Bath (remodel@southeastkitchenandbath.com)

Robert Ferrito (rmf586@aol.com)
Ashley Ley (aley@akrf.com)(southeast@akrf.com)
Bruce Barber (barberbruce@yahoo.com)
William Angiolillo, P.E. (wangiolillo@hahn-eng.com)
Douglas Hahn, P.E. (dhahn@hahn-eng.com)
Ralph Alfonzetti, P.E. (ralpha@alfonzettieng.com)

P:\Town of Southeast\Planning Board\Old Doansburg Rd (10) - SE Kitchen & Bath\10 Old Doansburg - Bond Release 2026-03-17.docx

ENVIRONMENTAL AND CIVIL ENGINEERING
STUDIES • REPORTS • DESIGN

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: March 23, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Hudson Valley Credit Union – Sign 1 Wall

ADDRESS & TAX NUMBER: 1515 Route 22, Tax Map ID 46.-1-1.-1

REPRESENTATIVE: Timely Signs

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 2/28/26

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Jessi Schlosser Timely Signs, dated 3/6/26
2. Owner Consent Form signed by Christie Hooper of Regency Centers, dated 2/18/26
3. Sign Renderings, prepared by Timely Signs, undated
4. Sign Specifications, prepared by Timely Signs, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: _____ DATE: MARCH 23, 2026

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: March 23, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Hudson Valley Credit Union – Sign 2 Door Entry

ADDRESS & TAX NUMBER: 1515 Route 22, Tax Map ID 46.-1-1.-1

REPRESENTATIVE: Timely Signs

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 2/28/26

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Jessi Schlosser Timely Signs, dated 3/6/26
2. Owner Consent Form signed by Christie Hooper of Regency Centers, dated 2/18/26
3. Sign Renderings, prepared by Timely Signs, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: _____ DATE: MARCH 23, 2026

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: March 23, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Hudson Valley Credit Union – Sign 3 - Directional Sign A

ADDRESS & TAX NUMBER: 1515 Route 22, Tax Map ID 46.-1-1.-1

REPRESENTATIVE: Timely Signs

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 2/27/26

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Jessi Schlosser Timely Signs, dated 3/6/26
2. Owner Consent Form signed by Christie Hooper of Regency Centers, dated 2/18/26
3. 3 Sheets, Sign Renderings and Specifications, prepared by Timely Signs, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: _____ DATE: MARCH 23, 2026

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: March 23, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Hudson Valley Credit Union – Sign 4 Directional Sign B

ADDRESS & TAX NUMBER: 1515 Route 22, Tax Map ID 46.-1-1.-1

REPRESENTATIVE: Timely Signs

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 2/27/26

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Jessi Schlosser Timely Signs, dated 3/6/26
2. Owner Consent Form signed by Christie Hooper of Regency Centers, dated 2/18/26
3. 2 Sheets, Sign Renderings and Specifications, prepared by Timely Signs, undated

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: _____ DATE: MARCH 23, 2026

TOWN OF SOUTHEAST

PLANNING BOARD / ARCHITECTURAL REVIEW BOARD

APPLICATION REVIEW

MEETING DATE: March 23, 2026

SIGN REVIEW

STRUCTURE REVIEW

Residential

Commercial

NAME OF APPLICATION: Optum Health

ADDRESS & TAX NUMBER: 185 Route 312, Tax Map ID 45.-1-3

REPRESENTATIVE: Tracey Diehl – Expedite the Diehl LLC

PLANNING BOARD REFERRAL DATE (IF APPLICABLE):

ZONING COMPLIANCE APPROVAL DATE: 2/3/26

APPLICATION DETAILS (INCLUDE DRAWING NUMBERS AND DATES, IF APPLICABLE):

1. PB/ARB Application, prepared by Tracey Diehl, dated 3/2/26
2. Letter of Authorization signed by Richard Nissman, Ninth Jam Development, dated 10/26/22
3. Referral Memo from Building Department to PB/ARB, dated 2/3/26
4. Sign Rendering and Specs, prepared by Cima, dated 12/23/25

Please Circle:

APPROVED

DENIED

Conditions:

PB/ARB CHAIRMAN: _____ DATE: MARCH 23, 2026

TOWN OF SOUTHEAST**APPLICATION SUMMARY SHEET**

Project Name: 36 Birch Drive Accessory Apartment

Project Site Address: 36 Birch Drive

S/B/L: 57.5-2-22

Zoning District: R-20

Description: **Randy Pochet** proposes an accessory apartment on a 0.4-acre acre property. The property is located at 36 Birch Drive in the R-20 Zoning District. The basement was previously converted into a one-bedroom unit with kitchen/bath facilities and rented out by the previous owner without approvals; the Applicant now seeks to legitimize the unit. The Applicant has updated the plumbing and obtained approval from County Department of Health for septic. One tenant parking space would be provided in the existing garage. No exterior work is proposed. The Proposed Project requires Planning Board Conditional Use Permit Approval, and may require an area variance from the Zoning Board of Appeals.

Primary Representative: Randy M. Pochet

SEQR TYPE OF ACTION: Type II - § 617.5(c)(18)**MAJOR/MINOR PROJECT: Minor**

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brewster/Southeast Joint Fire District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Planning Department (GML)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape Architect Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSDEC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Highway Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYCDEP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MS4 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSEG
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: requires a minimum lot size of 20,000 SF

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
3/23/26	

RECOMMENDED ACTION FOR MEETING: 1) Classify the Project as a Type II Action under SEQRA; 2) classify the project as a TOSE Minor project; 3) Refer to ZBA; and 4) consider waiving the public hearing.

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

INTRODUCED BY: _____ DATE: March 23, 2026
SECONDED BY: _____

WHEREAS, an application is being made by **Randy Pochet** for a Conditional Use Permit for an Accessory Apartment on a property located at 36 Birch Drive, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 57.5-2-22, and is located in the R-20 Zoning District; and

WHEREAS, the Planning Board/Architectural Review Board has reviewed the following documents in support of this classification:

1. Short Environmental Assessment Form (EAF) dated 2/10/26
2. Statement of Use, no preparer, undated
3. Certificate of Occupancy, dated 10/2/68
4. Floorplan 2nd Fl. Dated 10/10/03
5. Survey prepared by Terry Bergendorff Collins, dated 7/29/03
6. Aerial Photos of property
7. Putnam County Dept. of Health approval

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board/Architectural Review 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/Architectural Review 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	_____	D. Rush, Vice Chairman	_____
J. King, Boardmember	_____	L. Eckardt, Boardmember	_____
G. Pangis, Boardmember	_____	C. Galli, Boardmember	_____
R. Ferrito, Boardmember	_____		

The resolution was _____ by a vote of ____ to _____, with _____ absent.

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

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

March 23, 2026

Zoning Board of Appeals
1 Main Street
Brewster, NY 10509

RE: 36 Birch Accessory Apartment, 36 Birch Drive, TAX ID 57.5-2-22, R-20 ZONING DISTRICT

Dear Boardmembers:

At the 3/23/26 regular meeting of the Town of Southeast Planning Board/Architectural Review Board a motion was made to refer the above referenced application to your Board for the following:

1. Applicant requires an Area Variance of 2,576 sq. ft. (13%) for Lot Size where 20,000 sq. ft. is required and 17,424 sq. ft. exists as per Town Code Section 138-56.1C

A copy of the Town Planner's memorandum is attached for your information.

Sincerely,

Thomas LaPerch, Chairman
Town of Southeast Planning Board/Architectural Review Board

Attachments including Code Section Regarding Mailings and/or letter referenced above

cc: Town Attorney
Town Clerk
Randy Pochet
File

Memorandum

To: Town of Southeast Planning Board
From: AKRF, Inc.
Date: March 17, 2026
Re: 36 Birch Drive Accessory Apartment
cc: Randy M. Pochet

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Town of Southeast Application for Conditional Use Permit, dated 2/10/2026.
- Statement of Use, undated
- Short EAF, dated 2/10/2026.
- Certificate of Occupancy, dated 10/2/1968.
- Certified Radius List.
- Property Survey for Lots 31 and 32 on Birch Road, prepared by Terry Bergendorff Collins, dated 7/29/2003.
- Floor plan dated 10/10/2003.
- Aerial images (3).
- Putnam County Department of Health approved plans for 3-bedroom house.

PROJECT DESCRIPTION

The Applicant and property owner, Randy Pochet, proposes an accessory apartment in an existing single-family residence on a 0.4-acre property. The property is located at 36 Birch Drive in the R-20 Zoning District. The basement was previously converted into a one-bedroom rental unit with kitchen/bath facilities **by the previous owner without required Town/County approvals; the Applicant now seeks to legitimize the** accessory unit. The Applicant has updated the plumbing and obtained approval from County Department of Health for septic. One tenant parking space would be provided in the existing garage. No exterior work is proposed. The Proposed Project requires Planning Board Conditional Use Permit Approval and an area variance from the Zoning Board of Appeals.

COMMENTS

1. The project is a SEQRA Type II Action per § 617.5(c)(18).
2. The Applicant should confirm that the submitted survey is for the subject property at 36 Birch Drive (57.5-2-22). **The survey appears to reference Lots 31 and 32 located on Birch Road. A survey of the subject property should be provided.**
3. Two of the aerial images appear to measure the distance between the subject property and a nearby property. However, the images are blurry and illegible. The Applicant should clarify the purpose of these images and resubmit clear images, if needed.
4. The Applicant should provide the number of bedrooms in the principal home to confirm that the total does not exceed three bedrooms, as approved by the Department of Health.

5. Accessory apartments are permitted with a conditional use permit (CUP) subject to the requirements of Zoning Code § 138-56.1. AKRF has conducted a review of the CUP requirements and notes the following provisions:
- a. *“There shall be no more than one accessory apartment or accessory dwelling unit per lot, and the lot shall be of such size as to contain an area at least 100% of the minimum lot area required for the district,”* per § 138-56.1C.
 - i. The Applicant should confirm that there are no other existing accessory units on the property.
 - ii. The R-20 district requires a minimum of 20,000 sf. Per the submission materials, the lot size is 0.4 acres or 17,424 sf. The specific lot size should be verified by the survey. If the lot size is under 20,000 sf, an area variance will be required from the ZBA.
 - b. *“The accessory apartment shall contain at least 300 square feet and not more than 800 square feet of gross floor area but shall not exceed 25% of the total floor area of the principal residence structure unless, in the opinion of the Planning Board, a lesser or greater amount of floor area is warranted by the specific circumstances of the particular building,”* per § 138-54.1D.(1). The Applicant should provide the square footage of the accessory unit, as well as the total square footage of the principal residence to assess compliance with this requirement.
 - c. *“No more than three persons shall occupy the accessory apartment.”* § 138-54.1D.(3). The Applicant should confirm compliance with this requirement.
 - d. *“A separate entrance shall be provided for the accessory apartment at the side or the rear of the structure that does not face any street, unless, in the opinion of the Planning Board, a street facing location is warranted by the specific circumstances of the particular building. No exterior changes shall be made to the dwelling which, in the opinion of the Planning Board, will alter the single-family character of the dwelling and neighborhood.”* § 138-54.1D.(4). The Applicant should confirm that the entrance to the accessory unit is separate, describe its location and orientation (whether it faces the street), and provide photographs or other documentation supporting the description.
 - e. *“No fewer than three off-street parking spaces suitable for year-round use shall be provided on the lot. No new driveway access to the street shall be permitted. The Board may require the creation of additional parking spaces, if deemed necessary, and the installation of screening and/or planting to buffer parking areas from the street or from adjoining residences.”* § 138-54.1D.(5). Parking for the accessory unit would be provided in the existing garage. The Applicant should confirm that there are at least three total parking spaces on the lot.
 - f. *“An accessory apartment shall be subject to inspection by the Building Inspector, Fire Code Inspector and/or Code Enforcement Officer at any time. A finding of noncompliance with any condition or term of the permit shall result in the issuance of an order to remedy. The permit shall be revoked if the noncompliance is not corrected within the time period set forth in the order to remedy.”* § 138-54.1D.(8). The Applicant should acknowledge this provision.
 - g. *“A copy of the original conditional use permit and of each renewal permit, signed by the owner of the property, shall be filed by the applicant with the Town Clerk within 30 days of approval of the permit.”* § 138-54.1D.(9). The Applicant will be responsible for filing and compliance with this requirement.

RECOMMENDATION

At the March 23, 2026 meeting, AKRF recommends that the Planning Board classify the Project as a Type II Action under SEQRA; classify the project as a TOSE Minor project; refer the application to the Zoning Board of Appeals; and consider waiving the public hearing.

TOWN OF SOUTHEAST**APPLICATION SUMMARY SHEET**

Project Name: Dignelli Subdivision & Site Plan **Project Site Address:** 341, 357, & 361 Rt 312

S/B/L: 45.-2-46, 45.2-47, & 45.-2-48 **Zoning District:** ED

Description: Dignelli Ventures, LLC proposes to demolish an existing 1-story building, construct a new 20,560-sf building for a horse transport company (warehouse) and public truck repair shop (motor vehicle service station use) and merge 3 lots into a combined 6.54-acre property at 341, 357, & 361 Rt 312 in the ED Zoning District. The existing 2-story building would remain and continue to be used as office, warehouse, and a private truck repair shop for tenant use. The parking area would be expanded to include 38 parking spaces and 85 truck "loading" (parking) spaces. Stormwater management and septic improvements are also proposed. The Proposed Project requires Planning Board Site Plan, Conditional Use Permit (for warehouse), and Subdivision Approval; area variances from the ZBA; and a Town Board Special Permit (for motor vehicle service station). The buffer of NYSDEC Wetland BR-18 extends onto the property and a wetland permit may be required.

Primary Representative: Alfonzetti Engineering, P.C.

SEQR TYPE OF ACTION: Unlisted

MAJOR/MINOR PROJECT: Major

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names: The PB approved a filling and grading Special Permit (§ 69-15) for this site on 12/9/24.

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brewster/Southeast Joint Fire District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Planning Department (GML)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Architect Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input type="checkbox"/>	<input type="checkbox"/>	Wetland Permit [TBD]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E-911 Coordinator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSHPO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: front setback (16.6' proposed, 100' required); lot coverage (68.3% proposed, 45% required); open space (31.7% proposed, 55% required).

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
12/9/24	Special Permit per § 69-15: 1) Approved. Site plan/CUP/subdivision: 1) Declared intent to be Lead Agency of an Unlisted Action under SEQRA; 2) Classified the application as a TOSE Major project; 3) referred application to Putnam County Planning.
6/9/25	1) Declared Lead Agency under SEQRA; 2) Set Public Hearing
7/14/25	Opened and closed the public hearing
3/23/26	

RECOMMENDED ACTION FOR MEETING: Continue review

Memorandum

To: Town of Southeast Planning Board
From: AKRF, Inc.
Date: March 17, 2026
Re: Dignelli Subdivision and Site Plan (341, 357, & 361 Route 312))
cc: Alfonzetti Engineering, P.C.

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Cover Letter to Thomas LaPerch, Chair, Southeast Planning Board, dated 3/2/2026.
- Responses to AKRF Memo (7/8/25), dated 2/26/2026.
- Project Narrative/SOU, dated 1/8/2026.
- Site Plan Set (7 sheets) prepared by Alfonzetti Engineering, last revised 1/8/2026.
- Architectural Set (7 sheets) prepared by VKS Architects, last revised 2/26/2026.
- Landscaping Plan (1 sheet) prepared by A2 Land Consulting, last revised 2/27/2026.
- Aerial View prepared by Alfonzetti Engineering, dated 3/2/2026.
- Traffic Memorandum responding to AKRF comments (7/10/25) prepared by Colliers Engineering & Design, dated 8/25/2025.
- Revised TER prepared by Colliers Engineering, dated 2/27/2026.
- Vehicle Maneuvering Drawings (6 sheets) prepared by Colliers Engineering, dated 7/28/2025.
- SWPPP prepared by Alfonzetti Engineering, revised 1/8/2026.
- Wetland Site Investigation Report prepared by JMM Wetland Consulting Services, dated 12/1/2025.
- NYCDEP "Incomplete" Letter dated 11/12/2025.
- NYS OPRHP "No Impact" Letter dated 9/2/2025.

PROJECT DESCRIPTION

The Applicant, Dignelli Ventures, LLC, proposes to demolish an existing 1-story building, merge three parcels into a single 6.54-acre lot, expand parking and loading, and construct a new 20,560-sf building for Iron Horse Transit (a Warehouse use) and a truck repair shop (a Motor Vehicle Service Station use). The property is located at 341, 357, & 361 Rt 312 in the ED Zoning District, sized at 1.509, 2.65, and 2.38 acres, respectively (total 6.54), each with a separate entrance from Rt 312. Existing improvements include a 1-story building (to be demolished), a 2-story building (to remain), and asphalt parking areas. The project would remove the existing 1-story building, asphalt, and one of the site entrances (in the southern portion of the lot), and construct the new building in this area. Half of the new building would be dedicated to Iron Horse Transit and half would be dedicated to the truck repair shop. The existing building would continue to be occupied by Bartlett Tree Service, office space, and an existing private truck repair shop for tenant use only. The proposed parking area includes 38 parking spaces and 85 truck "loading" (parking) spaces. The area of disturbance is approximately 5.5 acres and would result in approximately 0.4 acres of new impervious gravel area, which results in 68.3% coverage (45% permitted). New stormwater management and septic are proposed. The new building would be located 17' from the front lot line (100' required). The Proposed Project requires Planning Board Site Plan, Conditional Use Permit for the Warehouse use, and Subdivision Approval, area variances from the ZBA, and a Town Board Special Permit for a Motor Vehicle

Service Station. The Planning Board approved a Special Permit per § 69-15 on 12/9/24 for excavating/grading related to this project. The buffer of offsite NYSDEC Wetland BR-18 extends onto the property and a wetland permit may be required.

COMMENTS

The applicant has revised the submission packet in response to comments from the Planning Board and its consultants. Previously unresolved comments are presented below in *italics*; new and follow-up questions are in **bold**.

1. 12/4/24: *The application should include the sketch plan submission requirements in Zoning Code § 138-41E(1), including:*

- b. *A map showing the applicant's entire property and adjacent properties and streets, at a convenient scale, but not less than 200 feet to the inch, including the approximate location and dimensions of all existing and proposed structures and the location of all existing structures on adjacent properties and within 100 feet of the site boundary.*

6/3/25: Comment not addressed. The applicant should submit a map that meets these requirements.

7/8/25: Comment not addressed.

3/17/26: The Applicant has submitted an aerial image showing the project site, parcel lines, and surroundings.

- c. *All existing and proposed paved areas.*

6/3/25: Comment not addressed. The applicant should submit a map that clearly depicts the existing and proposed paved areas.

7/8/25: Comment not addressed.

3/17/26: Comment sufficiently addressed. Sheet 2 has been updated to identify the proposed paved areas and other cover types.

- d. *Areas to be left undisturbed by earth-moving machines (limits of disturbance).*

6/3/25: Comment not addressed. The limits of disturbance should be added to the engineering site plan.

7/8/25: Comment not addressed. The applicant should submit a revised site plan showing the limits of disturbance.

3/17/26: Sheet 5 identifies the limits of disturbance with an area of 141,826 SF. However, the SWPPP states that the proposed disturbance area is approximately 5.5 acres (239,580 sf). The Applicant should clarify the discrepancy and update the materials as appropriate.

- e. *7/8/25: The applicant should submit an updated site plan to reflect the revised proposed uses (warehouse and motor vehicle repair), including the relative location and square footage of each use within the proposed building, updated parking calculations, and any other changes. The revised site plan should also include the information noted in the comments above. In addition, the applicant should clarify whether the architectural plans will be updated to accommodate the revised proposed uses; if so, updated architectural plans should be provided.*

3/17/26: Comment addressed. Sheet 2 identifies the layout of the office area (738sf), auto repair garage (10,049 sf), and warehouse (9,814 sf). The updated architectural plans accommodate the proposed uses.

2. 12/4/24: The existing property uses include 2,354 SF office use and 5,747 SF warehouse use. The project would add 240 SF of office use and 20,320 SF warehouse use, for a total of 2,594 SF office and 26,067 SF warehouse use. The project would add 20 new warehouse employees to the existing 8 employees (per the parking calculations (Sheet 2)), for a total of 28 employees.
- b. Based on the required parking ratios (office: 1 space per 250 SF; warehouse: 1 space per 1.5 employees), a minimum of 30 parking spaces is required (office: $2,594 / 250 \text{ SF} = 11$ spaces; warehouse: $28 / 1.5 \text{ employees} = 19$ spaces). As the project proposes 36 spaces, it complies with this requirement. However, the parking calculations table (required spaces) should be updated.
- 6/3/25: Per the updated parking calculations, a total of 35 spaces are required. The updated table and layout (Sheet 2) shows 38 spaces proposed, which complies with the minimum parking requirements.
- 7/8/25: The proposed uses have been revised to provide half the space in the new building to warehouse use (10,280 sf) and half to auto repair (10,280 sf) (originally proposed as warehouse (26,067 sf) and office use (2,594 sf)). Updated parking calculations should be provided on the site plan for the revised uses.
- 3/17/26: Comment addressed. Updated parking calculations are provided on the site plan and SOU.**
- c. The ratio for minimum loading spaces is 1 space per 40,000 SF. As the project proposes 26,067 SF total warehouse space, no loading spaces are required. The site currently includes 2 loading spaces. The project proposes to add 87 "loading spaces" for a total of 89 loading spaces. However, it is noted that these spaces appear to primarily for truck parking or storage.
- 6/3/25: The total truck parking spaces ("loading spaces") has been updated to 85. No further comment.
- 7/8/25: The project has been revised to include motor vehicle (truck) repair and to reduce the warehouse space in the new building. The Applicant should confirm that the number of truck parking spaces is still proposed as 85 spaces. Per the SOU, the proposed truck parking spaces would be divided among the uses as follows: existing truck repair (in the existing building): 20% (17 spaces); warehouse (in new building): 40% (34 spaces); and new truck repair (in new building): 40% (34 spaces).
- 3/17/26: Comment addressed. The project has been updated to provide 82 truck spaces, which would be allocated among the uses as: existing truck repair (in the existing building): 14.6% (12 spaces); warehouse use (Iron Horse Transit) in the proposed building: 42.7% (35 spaces); and proposed auto repair garage (TBD tenant) in the proposed building: 42.7% (35 spaces).**
3. 12/4/24: Warehouse use in the ED district requires a conditional use permit, and office use is a permitted principal use. Conditional use requirements for warehouses are provided in § 138-60. The requirements and analysis follow:
- e. Delivery hours shall be regulated by the special [or conditional] use permit and shall be noted on the site plan (§ 138-60E). The Applicant should update the site plan to include delivery hours.
- 6/3/25: Comment not addressed. The Applicant should update the site plan to include delivery hours.
- 7/8/25: The SOU provides the hours of operation for all existing and proposed businesses on the project site. The SOU states that, for the horse transit use (warehouse use), trucks typically leave between 4-5am with returns occurring in the early mornings or late evenings.

These times should be formalized and added to the site plan. The delivery hours for the proposed future truck repair use should also be established and provided on the site plan.

3/17/26: Comment addressed. The site plan includes that delivery hours for the truck repair garage will vary but are expected to be between 9am-2pm.

7. 12/4/24: *Per the zoning conformance table (Sheet 2), the proposed lot coverage is 11.4% (45% permitted). Per the table notes, this was calculated based on 1994 ED zoning standards, under which gravel was not considered impervious. Under current zoning and stormwater standards, gravel is included as an impermeable/impervious surface under the NYSDEC definition. Per Town Code § 119-3, an impervious surface is defined as:*

"A surface that has been compacted or covered with a layer of material so that it is resistant to infiltration by water. It includes semipervious surfaces, such as compacted clayey soils, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar surfaces. "Net increase of impervious surface" refers to the difference between the existing coverage and the total impervious surface proposed."

The zoning calculations table should be updated to include gravel as an impervious surface. The updated calculations should be provided for both the existing and proposed conditions, and the table should include the "net increase of impervious surface" per § 119-3. Per the SWPPP, the project would add 0.4 acres of new impervious area. If the proposed impervious surface percentage exceeds 45%, an area variance will be required from the ZBA.

6/3/25: The zoning conformance table has been updated to provide that the proposed lot coverage is 68.3%. As the proposed coverage exceeds the permitted 45%, an area variance will be required from the ZBA.

7/8/25: In addition to the coverage variance, the project will also require a ZBA area variance for open space. The project proposes 31.7% open space where 55% is the minimum required.

3/17/26: The project will be referred to the ZBA following the conclusion of SEQRA review.

8. 12/4/24: *The proposed new building would be located 17 feet from the front lot line where 100 feet is required (83-foot variance). Per the zoning table notes, the minimum from setback in 1994 was 15 feet. However, based on the current zoning code, an area variance for the front setback will be required from the ZBA.*

6/3/25: The zoning table has been updated to reflect that the new building would be 16.6' from the front lot line. An area variance will be required from the ZBA.

7/8/25: No further comment. The application will be referred to the ZBA upon completion of SEQRA review.

9. 12/4/24: *Per the EAF, NYSDEC wetland BR-18 is within or adjoining the project site. The location of this wetland and its buffer should be determined. A wetland permit may be required.*

6/3/25: The engineering drawings identify the approximate boundaries of wetland BR-18 located southeast of the site with the 100-foot buffer extending into the project area. The project likely requires a wetland permit. The project has been referred to the Town's wetland inspector for review.

7/8/25: No further comment.

10. 12/4/24: *Per the EAF, the site contains two endangered/threatened species: northern long-eared bat (NLEB) and cream-colored avens. Per NYSDEC guidance on the NLEB, tree-clearing, if any, should be limited to November 1 through March 31 and prohibited outside of these dates. Leave snag and cavity trees uncut unless their removal is necessary for protection of human life and property. With respect to the cream-colored avens, NYSDEC (NY Natural Heritage Program) recommends that buffers need to be established around populations to prevent changes in hydrology and direct impact by development.*

6/3/25: *These restrictions should be incorporated as conditions in the project's approval. The NYSDEC response letter recommends an evaluation of the potential impacts of the proposed project on the northern long-eared bat population. The Planning Board may consider whether to require such an evaluation as part of the SEQRA review.*

7/8/25: *A time of year tree clearing restriction will be implemented. No further comment.*

11. 12/4/24: *Per the email correspondence between the Applicant and Metro-North Railroad (MNR) on January 5th and 8th, 2024, the Applicant will remove the encroachment into MNR property during the development proposed as part of this site plan application. Such removal of the encroachment is subject to MNR Entry Permit requirements.*

6/3/25: *The applicant should contact MNR to initiate a permit request.*

7/8/25: *The applicant should provide an update on the MNR permit request.*

3/17/26: Per the Applicant's AKRF Response Memo, an MNR Entry permit request has been submitted. The Applicant should keep the Board apprised of the status of the permit and/or other correspondence with MNR.

12. 12/4/24: *The proposed project is an Unlisted Action under SEQRA.*

6/3/25: *At its 12/9/24 meeting, the Planning Board declared intent to be Lead Agency of an Unlisted Action under SEQRA. The Planning Board may declare itself Lead Agency.*

7/8/25: *No further comment.*

- 12a. 6/3/25: *NYCDEP provided a response letter dated 1/25/25, stating no objection to the Board acting as Lead Agency and providing comments for the Board's consideration, including that there may be a watercourse located to the north of the property and its 100-foot buffer extends onto the subject property. In accordance with the Watershed Regulations, the construction of new impervious surfaces within 100 feet of a watercourse is generally prohibited. Therefore, per the NYCDEP letter, the applicant should contact DEP to schedule a site visit to verify the presence/absence and classification of a watercourse to the north of the property.*

7/8/25: *The Applicant should provide an update on NYCDEP review.*

3/17/26: The Applicant states that a site visit with NYCDEP was conducted in November 2025 to map the watercourse located north of the property and that NYCDEP clarified that the entrance driveway would be considered an access road. Any further review of this will be handled by the Town Wetland Consultant and Town Engineer.

- 12b. 6/3/25: *NYSDEC provided a response letter dated 3/20/25 stating no objection to the Board acting as Lead Agency and providing comments for the Board's consideration, including that records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. Therefore, per the NYSDEC letter, the applicant should submit project materials to the New York State Historic Preservation Office's online Cultural Resource Information System (CRIS) to initiate the review process.*

7/8/25: *The applicant should update the Board with respect to the status of the CRIS submission.*

3/17/26: The Applicant has submitted a "No Impact" letter from OPRHP stating that no impacts to archaeological and/or historic resources are anticipated from the project. No further analysis is required.

13. 12/4/24: *The proposed project would add a substantial number of truck parking spaces, as such, a traffic impact study should be provided.*

6/3/25: *The applicant has submitted a Traffic Evaluation Report prepared by Colliers Engineering (5/2/25), which AKRF has reviewed and offers comments included in the Traffic Impact section that follows, below.*

7/8/25: *The traffic comments have not been addressed. The Applicant should address the comments in the Traffic Impact section (which continue to be presented in bold). In addition, the Applicant should*

clarify whether the changes in the proposed uses—from warehouse and office, to warehouse (horse transit) and truck repair—would impact anticipated traffic and circulation.

3/17/26: A revised traffic report has been provided and is reviewed in the Traffic Impacts section below.

- 13a. *7/8/25: Motor vehicle service stations require a Town Board Special Permit per § 138-58. The Applicant should provide an assessment demonstrating compliance with Special Permit criteria outlined in § 138-58.*

3/17/26: Comment sufficiently addressed. The Applicant states that the proposed motor vehicle service station complies with the required separation distances from sensitive uses and other service stations (§ 138-58A), that no pumps are proposed on the property (§ 138-58C), that perimeter landscaping is provided (§ 138-58D), and that the operational requirements of § 138-58(E) will be noted on the site plan. While the submission does not include the measurements demonstrating compliance with the separation distances required under § 138-58A, the Project Site is located within an industrial area and, based on an aerial assessment, does not appear to be in proximity to schools, public recreation areas, churches, hospitals, or other service stations.

TRAFFIC IMPACTS

Comments below were originally provided in the 6/3/25 memo and are based on the Applicant's 5/19/25 submission, prior to the addition of the motor vehicle service station. An updated submission reflecting the project change has not yet been received.

3/17/26: The Applicant has submitted revised plans incorporating the motor vehicle service station; accordingly, the updated comments are based on the revised plans.

SITE PLAN COMMENTS

14. *A set of truck turning path analysis ("AutoTURN") drawings should be provided that depict how the largest anticipated vehicle (e.g., tractor trailers) would navigate the site entrance, internal site roadways, parking/loading maneuvers, and site exit. More specifically, the drawings should demonstrate that tractor trailers can safely maneuver to/from the loading/parking spaces without encroaching on nearby auto parking spaces. Turning path analysis drawings should also be provided for the largest anticipated fire truck and garbage/refuse trucks.*

3/17/26: Comment partially addressed. While drawing TT-02 depicts turning tracks for WB-67 trucks entering the parking stalls, the Applicant should supplement drawing TT-02 (or provide a separate drawing) with the turning tracks for WB-67 trucks exiting the parking stalls to demonstrate that tractor trailers can also safely maneuver from the loading/parking spaces to the site exit. In addition, the garbage truck turning track drawings should also depict turning paths to and from the on-site dumpster(s).

15. *The Applicant should consider rearranging the placement of the auto parking stalls to minimize potential conflicts with tractor trailer maneuvers on site, particularly auto parking spaces 26 through 31, which are located immediately adjacent to a tractor trailer loading stall (stall #56). In addition, auto parking spaces 1 through 5 appear to be located outside the paved roadway area. The site plan should clearly show that these parking spaces are accessible by the paved roadway area.*

3/17/26: Comment addressed.

16. *The Applicant should incorporate pavement markings (e.g., pavement hatching marks) on site to further channelize traffic where possible, particularly at on-site vehicle conflict points/intersections and open pavement areas that are adjacent to parking spaces.*

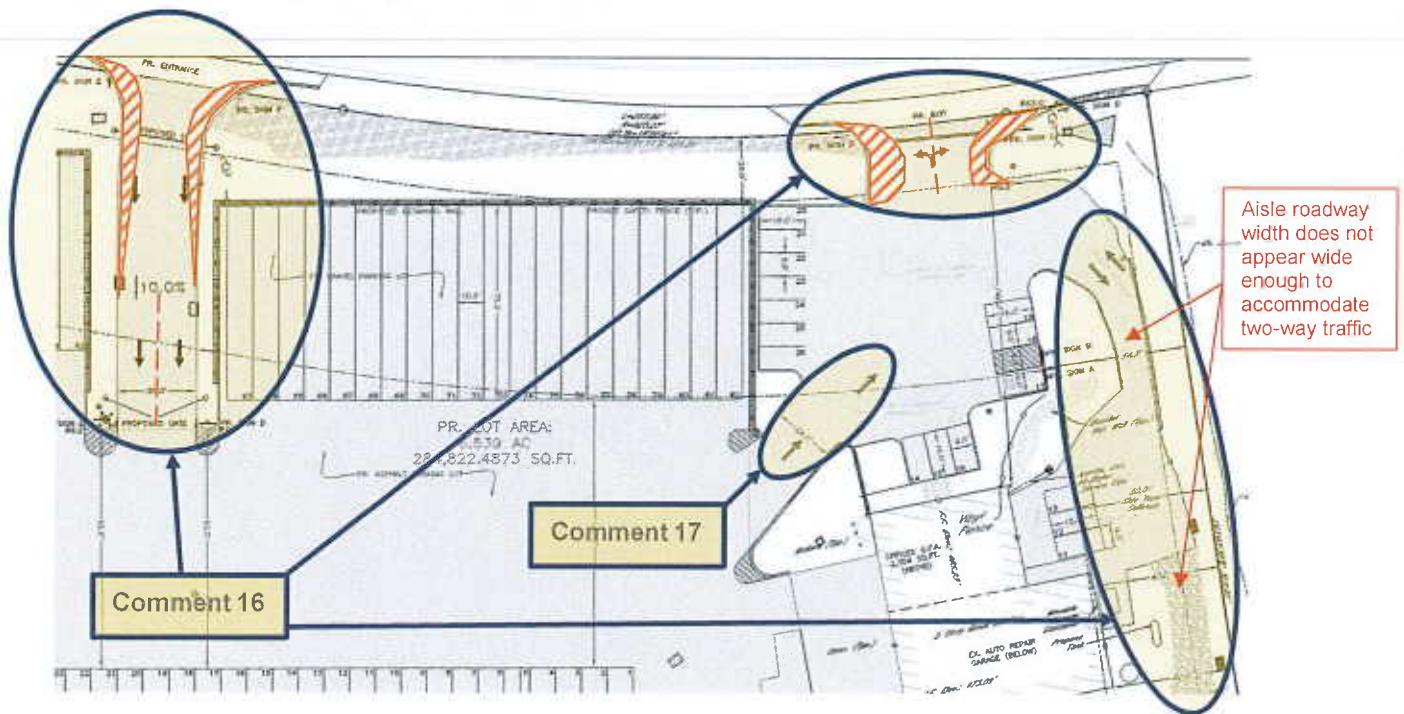
3/17/26: Comment partially addressed. The applicant should consider providing additional pavement hatching marks at the site entrance and exit to further channelize traffic into a single lane and prevent weaving maneuvers, as the driveways are wide enough to accommodate two lanes of traffic. Alternatively, the applicant may want to consider formally restriping each driveway to provide two lanes. The selected option should still be able to provide adequate

space for tractor trailers to perform required turning maneuvers safely. In addition, the aisle along the northern perimeter of the site has pavement markings designating two-way traffic flow; however, there are sections of this aisle (both paved and gravel) that do not appear to be wide enough to accommodate two-way traffic. See Figure T-1, below (following Comment #17).

- 17. A traffic/parking sign schedule and depictions of the locations of signage and pavement markings should be provided on the site plan.

3/17/26: Comment partially addressed. The site plan (Sheet 2) shows the location of signage and pavement marking, and sign details are provided on Sheet 8. (Note, Sheet 8 labels two signs as "Sign A." It appears that the "No Parking Anytime" sign is incorrectly labeled as "Sign A" and should be "Sign B". This should be corrected.) The traffic flow directional arrow pavement markings in the vicinity of parking spaces 14 through 26 designate one-way northbound traffic flow on Sheet 2 ("Layout Plan") of the site plan set, but the truck turning path drawings (TT-01 through TT-04) show traffic flow directional arrow pavement markings that designate two-way traffic flow in the same area. The traffic flow directional arrow pavement markings should be consistent across all drawings throughout the site. See Figure T-1, below.

Figure T-1 – Turning Moving Analysis, prepared 3/17/26.



- 18. A stop sign and stop bar pavement marking should be placed at the northern site driveway exit.

3/17/26: Comment addressed. A stop sign and stop bar pavement appear at the northern exit.

- 19. Signage and pavement markings which designate the proposed one-way traffic flow at each of the site driveways should be provided on the site plan.

3/17/26: Comment addressed. Directional arrows and markings are shown on site plan. However, it is important to note that modifications to the pavement markings at the site driveways may be required as part of the response to Comment 16 above.

**TRAFFIC EVALUATION REPORT "TER" PREPARED BY COLLIERS ENGINEERING & DESIGN
(5/2/25) COMMENTS**

20. Page 3 of the Traffic Evaluation Report ("TER") states that NYS Route 312 has a posted speed limit of 45 MPH. The Applicant should confirm the accuracy of this statement as (1) NYS Route 312 in the immediate vicinity of the project site appears to have a posted speed limit of 35 MPH and (2) the TER Synchro models have the speed limit along Route 312 coded as 35 MPH.

3/17/26: Comment addressed. The revised TER states that NYS Route 312 has a posted speed limit of 35 MPH (p.4).

21. Based on the LOS results presented in the Synchro analysis output reports and Table 2 ("Level of Service Summary Table"), paragraph 3 on page 4 of the TER should be modified to state that the westbound South Driveway approach at the Route 312/Southerly Site Driveway intersection would operate at LOS D under Existing and No Build conditions for the PM peak hour.

3/17/26: Comment addressed. The TER has been updated accordingly.

22. Section 8 ("Accident Summary") of the TER should be expanded to identify any NYSDOT designated High Accident Locations ("HAL")/Priority Investigation Locations ("PIL"). In addition, safety improvement recommendations should be provided based on any noted trends in the accident/crash data.

3/17/26: Comment partially addressed. Please provide additional labeling (title, HSI number, etc.) for the Highway Safety Investigation map for further clarity. A review of the crash data indicates that most crashes were either classified as rear-end or "other" crash types. The TER should note this trend and provide a brief narrative on potential safety improvement recommendations to address rear-end collisions in the study area.

23. Table A, which provides a summary of the accident/crash data, is referenced in the TER, but has not been provided. The Applicant should add Table A to the TER.

3/17/26: Comment addressed. Table A has been provided.

24. The original/raw NYSDOT accident/crash data should be provided as an attachment to the TER.

3/17/26: Comment addressed. The Police Accident Reports have been attached to the TER.

25. It is recommended that the Applicant expand the traffic study area to include the nearby intersection of NYS Route 312 and Zimmer Road due to its proximity to the southern project site driveway.

3/17/26: Comment addressed.

26. The traffic count data (TMC and ATR) utilized to develop the 2025 Existing Conditions traffic volumes should be provided as an attachment to the TER.

3/17/26: Comment addressed.

27. An annual background growth factor of 1.05% was utilized in the TER to develop the 2027 No Build volumes. However, a more conservative annual background growth factor of 1.5% per year has been utilized in recent traffic studies in the Town of Southeast based on guidance from the NYSDOT Region 8 Planning Group. It is recommended that the more conservative background growth factor of 1.5% per year should be utilized in the TER.

3/17/26: Comment addressed.

28. The Applicant should reach out to the Town of Southeast for an up-to-date list of proposed development projects (i.e. No Build projects) that should be considered for the development of the 2027 No Build traffic volumes. These projects should be identified in the TER and discrete vehicle trips should be added to the traffic network from those projects that are either in close proximity to the project site or that are significant traffic generators, in addition to use of the background growth factor.

3/17/26: Comment addressed.

29. *The TER should provide justification/further explanation for splitting the trip generation calculations 50/50 between the rates for ITE Land Use 150 (“Warehousing”) and 180 (“Specialty Trade Contractor”). The trip generation discussion should be further expanded and provide further breakdowns of the project components and ITE Land Use codes selected for trip generation development for each of the project components (e.g., office, warehouse, etc.).*

3/17/26: Comment addressed.

30. *The Applicant should provide backup which supports the changes in the Percent Heavy Vehicle (“%HV”) percentages in the Synchro models from No Build to Build conditions.*

3/17/26: Comment addressed.

31. *The TER should provide a Sight Distance analysis, including drawings which depict the sight lines, at each of the project site driveways for both autos and tractor trailers.*

3/17/26: Comment partially addressed. The sight distance drawing SD-01 (“Sight Distance Plan North Access”) states that the available sight distance looking right for left turns from the minor road (North Site Access) is 565 feet. However, the corresponding required AASHTO Intersection Sight Distance for trucks is listed as 815 feet. The TER should address how adequate sight distance for trucks for this maneuver can be achieved.

RECOMMENDED ACTIONS

At the March 23, 2026 meeting, AKRF recommends that the Planning Board continue review.

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 17, 2026

Subject : Site Plan Review
Dignelli Ventures, LLC
341, 357, 361 Route 312 (Tax Map ID: 215.-2-46, 47 & 48)

Drawings Reviewed : Prepared by Colliers:
"WB-67 Access Tracks", Dated 7/28/25, Sheet TT-01.
"WB-67 Parking Tracks", Dated 7/28/25, Sheet TT-02.
"Fin Apparatus Access Tracks", Dated 7/28/25, Sheet TT-03.
"Garbage Truck Access Tracks", Dated 7/28/25, Sheet TT-04.
"Sight Distance Plan North Access", Dated 7/30/25, Sheet SD-01.
"Sight Distance Plan South Access", Dated 7/30/25, Sheet SD-02.
Prepared by VKS Architects
"Proposed Main Floor Plan", Revised 2/26/26, Sheet A1.
"Proposed Upper Floor Plan, Building Section", Revised 2/26/26, Sheet A2.
"Building Elevations", Revised 2/26/26, Sheet A3.
"Typical Wall Section", Revised 2/26/26, Sheet A4.
"Rendered Building Elevations", Revised 2/26/26, Sheet A5.
"Street View Looking Northeast", Revised 2/26/26, Sheet R1.
"Street View Looking Southeast", Revised 2/26/26, Sheet R2.
Prepared by A2 Land Consulting:
"Planting Plan", Revised 2/27/26., Sheet L1.
Prepared by Alfonzetti Engineering, P.C.:
"Existing Conditions Plan", Revised 1/8/26, Sheet 1 of 8.
"Layout Plan", Revised 1/8/26, Sheet 2 of 8.
"Grading & Utility Plan", Revised 1/8/26, Sheet 3 of 8.
"Utility Profiles", Revised 1/8/26, Sheet 4 of 8.
"Erosion Control Plan Phase I Rock Removal", Revised 1/8/26, Sheet 5 of 8.
"Erosion Control Plan", Revised 1/8/26, Sheet 6 of 8.
"Erosion Control Details Plan", Revised 1/8/26, Sheet 7 of 8.
"Site Details Plan", Revised 1/8/26, Sheet 8 of 8.
"Aerial View", Dated 3/2/26.

Documents

Reviewed : Cover Letter from Ralph Alfonzetti, P.E., Dated 3/2/26.
Response Letter from Ralph Alfonzetti, P.E., Dated 2/26/26.
Response Memorandum from A. Peter Russillo, P.E., Dated 8/25/25.
Traffic Evaluation Report, Revised 2/27/26.
Letter from James McManus, CPSS, Dated 12/1/25.
Stormwater Pollution Prevention Plan, Revised 1/8/26.
Project Narrative/Statement of Use, Dated 1/8/26.

The referenced plans and documents have been reviewed for compliance with Town Code Chapter 119 "Stormwater Management and Erosion and Sediment Control" and the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001). The applicant is proposing to construct warehouse/repair garage and associated parking on a combined 6.54 acres in the ED zoning district. Proposed project also includes merging the three referenced lots.

Pursuant to our review, the following items should be addressed by the applicant.

1. Responses to the comment letter prepared by Nathan L. Jacobson Associates, P.C., dated 6/2/25 should be provided.
2. Grading is shown on the adjacent property and will require permission from the adjacent property owner.
3. The construction sequence refers to a "conservation area." This area should be identified on the plans.
4. Pursuant to Part III.A.7. of the General Permit, the owner must identify the "trained contractor" for each contractor that will be responsible for the erosion and sediment control and post-construction stormwater management practices. A draft Contractor Certification which contains the statement and information required by the General Permit should be submitted for review.
5. It should be noted in the SWPPP that a copy of the inspection reports prepared by the qualified inspector shall be submitted to the Town Engineer in addition to the contractor and the owner.
6. The notes on Sheet 5 of 8 indicates Phase 2 will be 4.97 acres, but also states "more than 5 acres" is required. This discrepancy should be clarified. Disturbance over 5 acres is not permitted without approval and justification pursuant to Part I.E.6. of the General Permit.
7. Per Part IV.B.1 of the General Permit, the Trained Contractor must inspect erosion and sediment control practices in active work areas daily. This should be noted in the SWPPP and on the plans.

Tom LaPerch
341, 357, 361 Route 312
March 17, 2026
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8. The SWPPP should identify the name, class, and W/PWL Segment ID of the receiving waterbody as per the NYSDEC's stormwater interactive map.
9. The SWPPP and plans should include the required construction inspection per §119-14A.(1) of the Town Code.
10. The proposed hydrologic calculations should be revised to limit sheet flow to 100 feet in accordance with Section 4.6 of the Stormwater Management Design Manual.
11. The elevations for drainage structure CS2 shown on the plans and used in the HydroCAD model should be revised to match. All other elevations should be checked.
12. Winter stabilization measures should be included in the SWPPP.
13. The OPRHP determination letter should be provided in the SWPPP as stated in the responses.
14. Responses to the eNOI items #4, 5 and 56, should be reevaluated.
15. The MS4 SWPPP Acceptance Form should not be uploaded to the eNOI until after it has been endorsed by our office.
16. It should be noted if any trees are to be protected or removed within the limits of disturbance.
17. It should be clarified if any vehicle washing is proposed at the site.
18. A driveway profile with stationing should be provided.
19. A retaining wall detail should be provided.
20. It should be confirmed that there are no floor drains in the proposed building.
21. Pursuant to NYS ENV §17-2103, except as otherwise permitted therein, only phosphorus-free fertilizer shall be used. Furthermore, fertilizer shall not be applied between December 1st and April 1st, on impervious surfaces, or within 20 feet of any surface water. This should be noted on the plans.
22. The following notes should be shown on the plans:
 - “The Town Engineer or Building Inspector may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.”
 - “Any changes during construction to the approved site and/or drainage design shall require revised plans and written approval by the Town Engineer prior to making the changes.”

Tom LaPerch
341, 357, 361 Route 312
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“Any work outside the approved limits of disturbance shall require written approval from the Town Engineer prior to performing the work.”

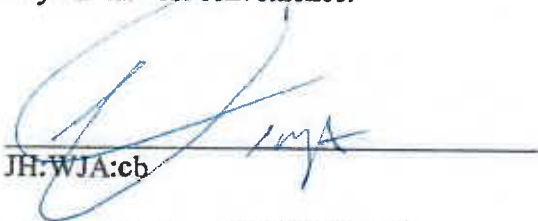
“Imported fill material shall be certified in writing by a New York State Licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use.”

“The Town Engineer shall be notified 2 business days prior to start of site work.”

“The Town Engineer shall be notified if the project is to temporarily shut-down and 2 business days before work resumes.”

A written response and revised plans responding to the above comments should be submitted by the applicant for further review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.



JH:WJA:cb

cc: Jackie Lester (planning@southeast-ny.gov) Robert Ferrito (rmf586@aol.com)
Tom LaPerch (tomlaperch@aol.com) Ashley Ley (aley@akrf.com)(southeast@akrf.com)
David Rush (david@questoverhorses.com) William Angiolillo, P.E. (wangiolillo@hahn-eng.com)
James A. King (topjimmyking1@gmail.com) Douglas Hahn, P.E. (dhahn@hahn-eng.com)
Lynne Eckardt (lynne.eckardt@gmail.com) Bruce Barber (barberbruce@yahoo.com)
George Pangis (pangis@mac.com) Ralph Alfonzetti, P.E. (ralpha@alfonzettieng.com)
Christopher Galli (chris@hhpny.com)



Cornerstone Associates

Environmental Consultants
1770 Central Street
Yorktown Heights, NY 10598
Phone: (914)-299-5293

June 5, 2025

March 23, 2026 (revised)

To: Planning Board

From: Bruce Barber
Town of Southeast Wetland Inspector

RE: **Dignelli Application**
341, 357, 361 Route 312
Tax Map: Section 45. Block 2 Lots 46.47,48

Dear Chairman LaPerch and Members of the Planning Board:

As per your request, I have reviewed the following pertinent documents submitted relative to the above referenced application:

1. Transmittal letter prepared by Ralph Afonzetti dated 03/2/26, 2 pages.
2. Report executed by James M. McManus, of JJM dated 12/01/25, 2 pages with attachments.
3. Site Plans prepared by Afonzetti Engineering dated -01/08/26 pages.

A site inspection was conducted at the subject property on June 4, 2025.

NOTE: Revisions to the June 5, 2025 memo are found in **BOLD.**

03/23/26: The applicant did not provide a response memo to the review memo prepared by this office dated June 5. 2.26. The applicant is encouraged to provide an annotated memo.

Summary of Application:

The Applicant is proposing to remove an existing building an adjacent parking and to install a new warehouse building, parking, septic system, and stormwater improvements. The site is situated in the ED zoning district and is located on the southerly side of Route 312 and comprised of three lots (to be merged) which total 6.54+/- acres in size.

B: Summary of Wetland Boundary Verification:

- 1) Review of the above referenced plans does not reveal a NYSDEC or Town of Southeast wetland/watercourse boundary and control area delineation. Site

inspection did not reveal any observable wetland flags in the field. An executed NYSDEC wetland validation block was not noted on the plans.

- 2) The above-referenced NWI, Environmental Resource Maps and USDA soil maps reveal potential wetlands/watercourses on or adjacent to the site. .

03/23/26:

- 1) The applicant has not provided adequate documentation to conclude that Town of Southeast jurisdictional wetlands are not present on the site:

The applicant provided a wetland report prepared by James M. McManus dated 12/1/25. The report indicated that there were no on-site wetlands, however 100' wetland control areas are reflected onto the subject site from adjoining wetlands. The report was found to be incomplete:

The report only identified one soil type on the site (*Udorthents, smoothed*). A NRCS soil map was included in the report which indicated that there are 16 soil types on the site. The NRCS soils map included the following soils to be present on the site: Ridgebury, Leicester and Sun Loam. These soils are listed as hydric (wetland) soils in Chapter 78 "Freshwater Wetlands" of the Town Code. It is acknowledged that the NRCS soil maps are not site specific and may be inaccurate. However, the consultant indicates in the report "Using a hand auger and space to a depth of 24 inches n no regulated JMM confirmed that no regulated or jurisdictional wetlands exist on the property". The report does not indicate where the soil sample(s) were taken, how many soil samples were reviewed, specific data sheets on the soil samples and provides no documentation that the NRCS mapped town wetland soils were explored.

- 2) The site plan does not indicate the location of the 100' wetland control areas reflected onto the subject site from identified adjoining wetlands.

Review of the site plans did not reveal the 100;wetland control boundaries on the site. It is therefore unclear if the limits of disturbance will encroach into the control area which would require a wetland permit.

- 3) The applicant indicates that a NYSDEC wetland jurisdictional determination (JD) form was submitted but does not indicate when it was submitted or provide the response (or documentation submitted that a request was submitted and 90 days or more has passed without a response from NYSDEC .

C: Wetland/Watercourse Review and Recommendations:

.It is recommended that the applicant provide the following information:

- 1) Wetlands:
 - a. A Jurisdictional Determination Request should be submitted to NYSDEC to determine if there are NYSDEC wetland/wetland control areas on or adjacent to the site.

- b. A wetland/watercourse field delineation should be conducted in conformance with Town Code Chapter 78; "Freshwater Wetlands".
- c. Upon verification of the wetland delineation, a final wetland map prepared by a NYS Licensed Land Surveyor should be prepared which indicated all NYSDEC and Town of Southeast wetlands, watercourses, and control areas.
- d. Upon completion of the wetland map, the proposed limits of disturbance should be shown which will allow a determination to be made if a NYSDEC and/or Town of Southeast wetland permit(s) are required for the proposed action.

2) Additional review

- a. It is recommended that a long-form (Part I) EAF be submitted.
- b. It is unclear if post-construction proposed stormwater improvements will affect the wetlands or watercourses.
- c. It is recommended that a current property survey(s) be submitted.
- d. Materials provided by the applicant indicate the potential presence of the Northern Long-Eared Bat. Restrictions which permit tree cutting only from November 1 to March 31 of the following year may apply.
- e. On-site wastewater approval from the Putnam County Department of Health has not been provided.

The applicant is encouraged to provide annotated responses. Upon receipt, this office will continue review of the proposed project

Please do not hesitate to contact me should you have any questions.

Sincerely,



Bruce Barber, PWS, Registered Soil Scientist
Town of Southeast Wetland Inspector

TOWN OF SOUTHEAST**APPLICATION SUMMARY SHEET**

Project Name: Laborers International Local 60

Project Site Address: 25 Independent Way

S/B/L: 56.-1-28.1

Zoning District: OP-2

Description: **Laborer International Union Local 60** proposes to construct a two-story office building on a 7.61-acre property. The property is located at 25 Independent Way in the OP-2 Zoning District. The Project Site contains NYSDEC wetlands, and the project would disturb 0.146 acres within the wetland buffer area. The Proposed Project requires Planning Board Site Plan and Wetland Permit Approval.

Primary Representative: J. Robert Folchetti & Associates, LLC

SEQR TYPE OF ACTION: Unlisted**MAJOR/MINOR PROJECT: Major**Date Classified: 12/8/25 Waiver of Public Hearing (Minor Project Only)? Y N**AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT?** Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brewster/Southeast Joint Fire District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Planning Department (GML)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Architect Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetland Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSEG
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
12/8/25	1) Declared Intent to be Lead Agency of an Unlisted Action under SEQRA; 2) classified the project as a TOSE Major project; and 3) set the public hearing.
1/12/26	1) Declared Lead Agency; 2) Opened and closed the public hearing.
3/23/26	

RECOMMENDED ACTION FOR MEETING: Consider Negative Declaration.*Notes: Next step is for Applicant to file for Final Site Plan Approval*

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

Date: March 23, 2026

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: Laborers International Local 60

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Laborer International Union Local 60 proposes to construct a two-story office building on a 7.61-acre property. The Project Site contains NYSDEC wetlands, and the project would disturb 0.146 acres within the wetland buffer area. The Proposed Project requires Planning Board Site Plan and Wetland Approval.

Location:

25 Independent Way & TAX ID 56.-1-28.1

Reasons Supporting This Determination:

The following materials have been reviewed:

- Letter from NYC DEP to the Board, dated 3/11/26
- Response to AKRF comments, prepared by Folchetti & Associates, dated 1/12/26
- Response to Hahn Engineering comments, prepared by Folchetti & Associates, dated 1/12/26
- G8, Grading Plan, prepared by Folchetti & Associates, dated 10/25
- G12 & G13, Erosion & Sediment Control Plans, prepared by Folchetti & Associates, dated 10/25
- Stormwater Maintenance Agreement Draft
- Stormwater Pollution Prevention Plan, prepared by Folchetti & Associates, dated 1/26
- 5 sheets, Exterior Views, prepared by Studio Q Architecture, dated 2/10/26
- 15 sheets, Schematics Views and Renderings, prepared by Studio Q Architecture, dated 2/10/26
- 35 Sheets, Site Plan Set, prepared by Folchetti & Associates, dated 1/26
- Response to Hahn Engineering Comments, prepared by Folchetti & Associates, dated 12/8/25
- Statement of Use, prepared by Folchetti & Associates, dated 10/25

WHEREAS, on 12/8/25, 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 1/12/25, 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: Jackie Lester
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	Highway Superintendent 10 Palmer Road Brewster, NY 10509
New York State Department of Environmental Conservation Region 3 21 South Putt Corners, New Paltz, NY 12561 ATTN: Regional Director e-mail: dep.r3@dec.ny.gov	E-911 Coordinator / Assessor 1360 Route 22 Brewster, NY 10509
New York City Department of Environmental Protection Bureau of Water Supply, 465 Columbus Avenue Valhalla, New York 10595-1336 ATTN: Cynthia Garcia e-mail: CGarcia@dep.nyc.gov	Brewster Fire Department ATTN: Commissioners & Chief of Department 501 N Main Street, Brewster, NY 10509 commissioner@BSEJFD.com thpg@brewsterfiredepartment.org
MTA Metro-North Railroad c/o Louis Oliva, Deputy General Counsel – Environmental 2 Broadway, New York, NY 10004 loliva@mtahq.org	Susan Jainchill VIA EMAIL
Folchetti & Associates	MS4 Administrator Via email

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

D. Rush, Vice Chairman

J. King, Boardmember

L. Eckardt, Boardmember

G. Pangis, Boardmember

C. Galli, Boardmember

R. Ferrito, Boardmember

The resolution was _____ by a vote of _____ to _____, with _____ absent.

T. LaPerch, Chairman
Southeast Planning Board

Memorandum

To: Town of Southeast Planning Board
From: AKRF, Inc.
Date: 3/17/2026
Re: Laborers International Local 60 (25 Independent Way)
cc: Paul Pelusio, J. Robert Folchetti & Associates, LLC

AKRF, Inc. has reviewed the following documents and plans for the above-referenced application:

- Response Letter responding to AKRF comments of 1/6/26, dated 1/12/2026.
- Response Letter responding to Hahn comments of 1/6/26, dated 1/12/2026.
- Letter of Transmittal dated 2/26/2026.
- Exterior Views (5 sheets) prepared by Studio Q, dated 2/10/2026.
- Schematic Plans (15 sheets) prepared by Studio Q, dated 2/10/2026.
- Stormwater Management Maintenance Agreement Draft
- Site Plan Set (35 sheets) prepared by J. Robert Folchetti & Associates, LLC, January 2026.
- Site Lighting Plan (1 sheet) prepared by J. Robert Folchetti & Associates, LLC, last revised 3/10/26
- SWPPP Supplement prepared by J. Robert Folchetti & Associates, LLC, dated January 2026.
- NYSDEC Permit Reissuance dated 12/11/2025.
- NYCDEP Letter in response to the Planning Board's Notice of Intent to be Lead Agency, dated 1/9/26.
- Town of Southeast Application for Site Plan Approval, dated 1/14/2026.

PROJECT DESCRIPTION

The Applicant, Laborers International Union of North America Local No. 60, proposes to construct a 16,000-sf, two-story office building on a 7.61-acre property. The property is located at 25 Independent Way in the OP-2 Zoning District. The new building would be used as the new Union Hall for Laborers Local 60. The Planning Board previously provided site plan approval to construct a 15,000-sf warehouse on the property in 2011. The Project Site contains NYSDEC wetlands, and the project would disturb 0.146 acres within the wetland buffer area. The Proposed Project requires Planning Board Site Plan and Wetland Permit Approval.

COMMENTS

The applicant has revised the submission package in response to comments from the Planning Board and its consultants. Comments not previously resolved are presented below in *italics*, new and follow-up comments are in **bold**.

4. The purpose of the annexation was to allow the proposed septic system to be located on the same lot as the proposed building. The SOU also notes that as part of the annexation, a permanent access easement was created over 50 Prospect Hill Road to allow vehicular access for SSTS maintenance. A copy of the recorded easement should be submitted, and the easement should be shown on the site plans.

1/6/26: The Applicant has updated the plans to show the easement (Sheets 2, 4, and 5) and submitted a copy of the underlying Lot Line Adjustment that created the easement (approved by the Planning

Board 5/8/23 and filed with Putnam County 6/8/23). As a condition of site plan approval and prior to the issuance of a building permit, the Applicant will be required to submit a copy of the recorded easement.

3/17/26: Comment addressed. The Applicant has noted this requirement to provide a copy of the recorded easement prior to submitting a building permit application.

11. *The application form, in the Wetland Permit section, provides that the project would disturb 0.146 acres of wetland buffer. A brief description of the proposed disturbance activity should be provided on the form.*

1/6/26: The Applicant's Response Letter states that the form will be updated to provide a description of the wetland disturbance.

3/17/26: Comment addressed. The Applicant has submitted an updated form that includes a description of the proposed disturbance within the wetland buffer.

12. *The property includes NYSDEC wetlands (BR-39) in the southeastern portion of the property. While the wetlands would not be disturbed, construction of effluent piping would result in approximately 0.146 acres of disturbance to the 100-ft protected wetland buffer. The Applicant states that an Article-24 Freshwater Wetland permit has been filed with NYSDEC. The Applicant should keep the Planning Board apprised of the status of that permit. The application should be referred to the Town Wetland Inspector.*

1/6/26: The Applicant should provide an update on the status of the NYSDEC Freshwater Wetland permit.

3/17/26: Comment addressed. The Applicant has provided a Permit Reissuance from NYSDEC authorizing approximately 220 linear feet of piping for the installation of stormwater and septic infrastructure as well as placement of wetland plantings within the wetland area. The Permit is valid until 12/31/2028.

13. *The SOU describes exterior lighting that would be set to a timer and designed to minimize sky glow and light spillage. A lighting plan is included as Sheet G-22. The proposed color temperature should be identified.*

1/6/26: The Applicant states that the lighting plan will be updated to show the color temperature; however, the current plan has not yet been updated.

3/17/26: The lighting plan has been updated to include a Luminaire Schedule that identifies the color temperature (3000K) for the L1 fixtures, as well as all exterior lighting per General Note 8. The applicant has indicated an alternative light fixture is under consideration (fixture L2 as shown in the lighting schedule and photometric data) and that any updates will be provided prior to the March 23, 2026 Planning Board meeting.

15. *The project site contains habitat for the Indiana Bat. Tree-clearing activities should be limited to November 1 through March 31.*

1/6/26: The site plan notes should be updated to include the date restrictions on tree clearing.

3/17/26: Comment addressed. The General Construction Notes (Note 18) of the Site Plan Set sets forth this date restriction on tree-clearing activities.

16. *The application should include the proposed location, size, color and illumination of proposed signs.*

1/6/26: The Applicant states that this information will be provided in a future submission.

3/17/26: Per the AKRF Response Letter, details of proposed signage will be provided prior to submission of the Final Site Plan. The Studio Q Schematic Plans (2/10/2026) identifies one free-standing sign near the entrance from Independent Street as well as wall signage on two the exterior facades. The Applicant should demonstrate compliance with Zoning Code § 138-75.

SEQRA

1. *The Proposed Project is an Unlisted Action under SEQRA.*

1/6/25: The Planning Board, at its 12/8/25 meeting, declared intent to be lead agency and circulated notice to involved/interested agencies. As no objections were received within 30 days, the Planning Board may declare itself lead agency.

3/17/26: The Planning Board declared itself Lead Agency at the 1/12/26 meeting.

RECOMMENDATION

At the March 23, 2026 meeting, AKRF recommends that the Planning Board consider a Negative Declaration.

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 17, 2026

Subject : Site Plan Review
Laborer's International Local 60
25 Independent Way (Tax Map ID: 56.-1-28.1)

Drawings Reviewed : Prepared by J Robert Folchetti & Associates:
Plan Set titled "Site Development – 25 Independent Way", 34 Sheets as listed in Drawing Index on Sheet G-01. Revised 1/2/26.

Documents Reviewed : Planning Response Letter from Paul Pelusio, P.E., Dated 1/12/26.
Engineering Response Letter from Paul Pelusio, P.E., Dated 1/12/26.
Engineer's Report for SWPPP and CPDP, Revised 06/2010.
Planning Board Application, Dated 1/14/26.
Letter from Alysse Devine, NYSDEC, Dated 12/11/25.
Stormwater Pollution Prevention Plan (SWPPP) Supplement, Dated 1/2026.
Exterior Views/Materials, Dated 2/10/26.
Schematic Plans & Renderings, Dated 2/10/26.
Draft Stormwater Management Facilities Maintenance Agreement, Undated.
Letter from Cynthia Garcia, NYCDEP, Dated 1/9/26.
Letter from Cynthia Garcia, NYCDEP, Dated 3/11/26.

The referenced plans and documents have been reviewed for compliance with Town Code Chapter 119 "Stormwater Management and Erosion and Sediment Control", the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001), and our previous memorandum dated January 6, 2026. The applicant is proposing to construct a two-story office building/union hall on 7.61 acres in the OP-2 zoning district. Proposed work also includes parking areas, stormwater management system, and septic system. The project has existing permit coverage under the General

ENVIRONMENTAL AND CIVIL ENGINEERING
STUDIES • REPORTS • DESIGN

Tom LaPerch
25 Independent Way
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Permit and SWPPP approval from a previous project. A maintenance easement and agreement pursuant to Town Code §§119-12 and 13 will be required prior to final close-out of the project.

Pursuant to our review, the following items should be addressed by the applicant.

1. As previously mentioned, contour lines should be adjusted to be consistent with the proposed curbs. The contour lines are still shown through the curb where a reveal is proposed per spot elevations; refer to the contours along the east side of the driveway entrance on Sheet G-08.
2. As previously mentioned, a cost estimate with quantities for proposed improvements should be provided as part of final site plan approval. The applicant is aware of this.
3. The Phase 1 staging area at the proposed septic area extends beyond the existing gravel area and as such a portion of the area should be included in the total area of disturbance.
4. In the SWPPP Supplement, the list of NYS Permits and Approvals should be revised to include GP-0-25-001.

A written response and revised plans responding to the above comments should be submitted by the applicant for further review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.


JH:WJA:cb

cc: Jackie Lester (planning@southeast-ny.gov) Robert Ferrito (rmf586@aol.com)
Tom LaPerch (tomlaperch@aol.com) Ashley Ley (aley@akrf.com)(southeast@akrf.com)
David Rush (david@questoverhorses.com) Bruce Barber (barberbruce@yahoo.com)
James A. King (topjimmyking1@gmail.com) William Angiolillo, P.E. (wangiolillo@hahn-eng.com)
Lynne Eckardt (lynne.eckardt@gmail.com) Douglas Hahn, P.E. (dhahn@hahn-eng.com)
George Pangis (pangis@mac.com) Paul Pelusio, P.E. (paul.pelusio@jrfa.com)
Christopher Galli (chris@hhpny.com) Julie Coulter (julie.coulter@jrfa.com)

MEMORANDUM

To : Tom LaPerch, Chairman
Town of Southeast Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : March 19, 2026

Subject : Preliminary Site Plan Review
Morefar Back O'Beyond
233 Federal Hill Road (Tax Map ID: 58.-1-7 & 27)

Drawings Reviewed : Prepared by Insite:
"Morefar" Drawing Set, 30 Sheets as listed on "Title Sheet",
Revised 3/11/26.
"Visual Plan", Dated 3/16/26, Sheet VP-1.
Prepared by Truex Cullins:
"Overall Site Landscape and Materials Plan", Dated 3/11/26,
Sheet L100.
"Landscape and Materials Plan Enlargement: Golf Clubhouse",
Dated 3/11/26, Sheet L101.
"Landscape and Materials Plan Enlargement: Estate Core",
Dated 3/11/26, Sheet L102.
"Landscape and Materials Plan Enlargement: Estate Clubhouse",
Dated 3/11/26, Sheet L103.
"Landscape and Materials Plan Enlargement: Wellness Center",
Dated 3/11/26, Sheet L104.
"Landscape and Materials Plan Enlargement: Admin Building",
Dated 3/11/26, Sheet L105.
"Landscape and Materials Plan Enlargement: Main House",
Dated 3/11/26, Sheet L106.
"Landscape and Materials Plan Enlargement: Back of House",
Dated 3/11/26, Sheet L107.
"Site Details", Dated 3/11/26, Sheet L200.
"Site Details", Dated 3/11/26, Sheet L201.
"Site Details", Dated 3/11/26, Sheet L202.
"Site Details", Dated 3/11/26, Sheet L203.

Prepared by Capital Environmental Consultants:
"Morefar Mitigation Plan", Revised 3/16/26, Sheet MP-1.
"Morefar Mitigation Plan", Revised 3/16/26, Sheet MP-2.
"Disturbance Analysis", Dated 3/16/26.

Documents

Reviewed : Response Letter from Zachary Pearson, P.E, Dated 3/16/26.
Preliminary Stormwater Pollution Prevention Plan, Dated 3/2/26.
Response Letter from Greg Fleischer, PWS, Dated 3/16/26.
Response to BMP-Related Landscape Comments, Dated 3/8/26.
Email from Mike Fitzgerald, Brewster FD, Dated 3/11/26.

The referenced plans and documents have been reviewed for compliance with Town Code Chapter 119 "Stormwater Management and Erosion and Sediment Control", the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001), and our previous memorandum dated March 3, 2026. The applicant is proposing numerous changes to an existing private membership club and golf course on 344.7 acres in the R-160 zoning district. Proposed work extends onto abutting owned property in the City of Danbury. A stormwater management facilities maintenance agreement will be required.

Pursuant to our review, the following items should be addressed by the applicant.

1. As previously mentioned, documentation supporting the determination of permit eligibility with regard to Part I.A.4. of the General Permit (historic property) must be provided in the SWPPP. The applicant is aware of this.
2. As previously mentioned, pipe sizing calculations will be required prior the final site plan approval. The applicant is aware of this.
3. As previously mentioned, any existing culverts affected by the proposed project should be considered. The applicant is aware of this.
4. As previously mentioned, soil testing in accordance with Appendix D of Stormwater Management Design Manual will be required. Testing locations and results will need to be included in the SWPPP. The applicant is aware of this.
5. It must be ensured that all fill brought to site is clean fill pursuant to 6 NYCRR Part 360.
6. On the Layout Plans, the "Existing Asphalt Cart Path (Typ.)" and the "Proposed Pervious Cart Path (Typ.)" are nearly identical and should be differentiated.

Tom LaPerch
233 Federal Hill Road (Morefar)
March 19, 2026
Page 3

7. Per Overall Phasing Note #2 on Sheet SP-2, it appears that a significant portion of construction activity including most of the soil import, will utilize the Memorial Drive entrance. It should be confirmed if this is the correct intention.

A written response and revised plans responding to the above comments should be submitted by the applicant for further review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.



JH:WJA:cg

cc: Jackie Lester (planning@southeast-ny.gov)
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Jennifer L. Gray (jgray@kblaw.com)
Zachary Pearson, P.E. (zpearson@insite-eng.com)
Jamie LoGiudice, RLA (jlogiudice@insite-eng.com)

TOWN OF SOUTHEAST**APPLICATION SUMMARY SHEET**

Project Name: Morefar

Project Site Address: 2 Memorial Drive and 8-18 Back O' Beyond Drive

S/B/L: 58.-1-27, 58.-1-7

Zoning District: R-160

Description: **Revised 3/20/26: Back O'Beyond, Inc.** proposes demolition, construction, and renovation of various membership club buildings and reconfiguration of the existing golf course on a 344.7-acre property. The property is located at 233 Federal Hill Rd in the R-160 Zoning District. Portions of the property and proposed work are in Danbury, CT. The area of disturbance is approximately 95.1 acres. The site includes NYSDEC and TOSE wetlands. The property is currently operating under a 1977 Town Board Special Permit. The Proposed Project requires Planning Board Site Plan and Wetland Permit Approval, an Area Variance from the ZBA, and a Special Permit from the Town Board.

Primary Representative: Zachary Pearson, P.E. (Insite Engineering)

SEQR TYPE OF ACTION: Type I § 617.4(b)(6)(i)

MAJOR/MINOR PROJECT: Major Site Plan

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y NAMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brewster/Southeast Joint Fire District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Planning Department (GML)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Architect Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetland Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSDOT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSEG
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Army Corps of Engineers <i>TBD</i>

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request: Increase the bulk within preexisting reduced front setback for caretaker/general manager house
Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
10/20/25	1) Declared Intent to be Lead Agency of a Type I Action under SEQRA; 2) classified the project as a TOSE Major project; 3) referred the application to Putnam County Planning (GML 239-m); and 4) referred the application to the City of Danbury, CT.
12/8/25	1) Declared Lead Agency; 2) set the public hearing.
2/9/26	Open and continued the public hearing
3/9/26	Opened and closed the public hearing
3/23/26	

RECOMMENDED ACTION FOR MEETING:

Add the ZBA as an Involved Agency under SEQRA

Memorandum

To: Town of Southeast Planning Board
From: AKRF, Inc.
Date: 3/20/2026
Re: Morefar (233 Federal Hill Road)
cc: Zachary Pearson, P.E. (Insite Engineering Surveying & Landscape Architecture)

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Cover Letter and Responses to Comments from Planning Board Consultants and Public Comments, prepared by Insite Engineering, dated 3/16/26.
- Site Plan Drawings (30 Sheets) prepared by Insite Engineering Surveying & Landscape Architecture, P.C., revised 3/11/2026.
- Landscape Plans (12 sheets) prepared by Wagner Hodgson, dated 3/11/26.
- Wetland Mitigation Plans (2 sheets) prepared by Capital Environmental Consultants, Inc. dated 3/16/26.
- Preliminary Stormwater Pollution Prevention Plan (SWPPP) prepared by Insite Engineering, dated 3/2/26.
- Responses to Aspect 120 Landscape Architecture comments (2/22/26) prepared by Capital Environmental Consultants, dated 3/16/26.
- Wetlands Disturbance Analysis prepared by Capital Environmental Consultants, Inc., dated 3/10/26.
- Responses to Aspect 120 Landscape Architecture comments regarding Morefar Facility Best Management Practices (BMP) Guide, dated 3/8/26.
- Visual Plan prepared by Insite Engineering, dated 3/16/26.

PROJECT DESCRIPTION

The Applicant, **Back O'Beyond, Inc. (BOB)** proposes renovations to an existing membership club and golf course, Morefar, located at 233 Federal Hill Rd in the R-160 zoning district. The 344.7±-acre Project Site consists of two tax parcels in the Town of Southeast (58.-1-27 and 58.-1-7). The Project includes demolition of 10 existing facilities; construction of new facilities, including four 2-bedroom units, clubhouse, meeting and activity spaces, fitness center, and support buildings; renovations of certain facilities; reformation of the 18-hole golf course; and modifications of the well/septic infrastructure and stormwater management. The area of disturbance is approximately 95.1 acres. The Project Site contains multiple NYSDEC and Town of Southeast regulated wetlands and watercourses. The property is currently operating under a 1977 Town Board Special Permit. The Proposed Project requires Planning Board Site Plan and Wetland Permit Approval, an Area Variance from the ZBA, and an Amended Special Permit from the Town Board.

COMMENTS

The Applicant has revised the submission package in response to comments from the Planning Board and its consultants. Previously unresolved comments are presented below in *italics*; new and follow-up comments are in **bold**.

2. *Membership clubs are permitted with a special permit from the Town Board subject to Zoning Code § 138-55. The application notes that the club operates pursuant to a 1977 Special Permit. The Applicant*

should provide a copy of the Special Permit, which is proposed to be amended for the Proposed Project. The Applicant notes that the Proposed Project would not change the underlying recreational program.

12/2/25: The Applicant has submitted the underlying special permit (dated 3/29/1977) which includes the following conditions. As noted in Comment 3 below, condition "e" would need to be amended as part of this application. The Applicant should state whether or not they are seeking to amend any other conditions as part of the current application.

- e. That there be provided no overnight facilities for use of members, their guests or any other persons.

2/3/26: The Applicant requests an amendment to this condition which would allow overnight facilities for members and their guests, limited to the density permitted under the Town of Southeast Code for membership clubs (one sleeping room per four acres of net lot area), and without individual kitchen facilities (§ 138-55F). The Applicant notes that the Town Code expressly permits such sleeping rooms for membership clubs, and that the 1977 special permit does not provide a reason for the prohibition. The Proposed Project would include 16 bedrooms and one caretaker dwelling unit (project site = ±345 acres). The Applicant notes that additional analysis with respect to compliance with applicable standards will be provided in the submission to the Town Board.

Given the size of the property, application of the Code's density standard could allow roughly 85 sleeping rooms, which is substantially more than the 16 rooms currently contemplated. Therefore, it may be appropriate to include in any potential amendment a specific limitation on the number of rooms or a requirement of Town approval if expansion beyond the approved number is contemplated in the future.

In addition, while the Code specifies that "[o]ne dwelling unit may be located in the clubhouse for the use of a caretaker and his/her family," the Project proposes a separate 5-bedroom house for the General Manager ("GM House"). A single-family dwelling unit is a permitted principal use in the R-160 Zoning District.

3/3/26: The Applicant states that the proposed General Manager (caretaker) dwelling unit will be provided in the form of the "GM House," which is classified as a single-family dwelling and is permitted as a principal use in the R-160 Zoning District.

The Applicant notes that an increase in the number of bedrooms would require building additions or modifications subject to Town review, and that a specific numerical limitation on bedrooms may not be necessary. However, it is the Town's practice to memorialize such limits in the Special Permit, which is a Town Board approval. As presently proposed, that limit would be 16 sleeping rooms. A future change would require both Planning Board and Town Board approval.

3/20/26: No further comment.

- f. That the private membership golf course restrict its membership to the use of the Federal Hill Road entrance only, and take necessary steps to prevent the use of any other access to the property by the membership.

2/3/26: Comment not addressed. Federal Hill Road appears to be the primary entrance; however, the plans also appear to depict internal drives that connect to Memorial Drive. The Applicant should clarify how the Project will comply with this condition or if an amendment is requested.

3/3/26: The Applicant states that an amendment is not requested; and that membership access will continue to be directed to the primary entrance on Federal Hill Road, with a secondary Federal Hill Road entrance "used on occasion," and that internal drives connecting to Memorial Drive will continue to be used only by employees and for maintenance and delivery purposes. The Applicant should provide additional information on the "occasional" use of the secondary Federal Hill Road entrance (e.g., frequency, types of use, and users). In addition, the Applicant should describe signage or other measures that will be implemented to direct members to the primary entrance and restrict use of the Memorial Drive connections to authorized personnel and deliveries only.

3/20/26: Comment sufficiently addressed. The Applicant reiterates that an amendment is not requested, as members will continue to be directed to the main entrance on Federal Hill

Road, and that the secondary entrance will continue to be used on occasion. Guests will receive pre-arrival instructions to use the main entrance. The Applicant has clarified that the second entrance would be used approximately once a month if a gathering is hosted at the main house.

3. The Code permits one caretaker dwelling unit in the clubhouse and guest sleeping rooms without kitchens, at a density of one sleeping room per four acres of lot area. (§ 138-55.F) The Applicant has proposed four new 2-bedroom units and references existing residential structures (Main House, Long House, Twin Maples, General Manager Cottage). The Applicant should provide additional information, including the total proposed number of sleeping rooms (including existing rooms), kitchen facilities, and demonstration of compliance with density limitations.

12/2/25: The Applicant's response letter states that this information will be provided in a future submission. As noted in Comment 2 above, the underlying special permit expressly prohibits overnight facilities; therefore, this condition would need to be modified in the requested amended special permit.

2/3/26: As noted in the Applicant's response to Comment 2e above, the Applicant is seeking an amendment to the condition that prohibits overnight accommodations. The Applicant has provided the following breakdown of the 16 proposed rooms:

- Existing Buildings (8 bedrooms):
 - Long House (4 proposed bedrooms – reduced from 5 existing bedrooms)
 - Main House (3 proposed bedrooms – reduced from 4 existing bedrooms)
 - Stone Cottage (1 existing bedroom)
- Proposed Buildings (8 bedrooms)
 - Four 2-bedroom cottages (8 bedrooms total)

As noted by the Applicant and included in the submission materials, in addition to the proposed sleeping rooms, the Project proposes construction of a 5-bedroom house for the caretaker and family.

3/3/26: The Applicant acknowledges the above descriptions and further states that the existing single-family residence on the southwestern portion of the property would be demolished and replaced with a new single-family residence (GM House) on the same footprint and no taller than the existing structure, such that a variance would not be required.

3/20/26: The Applicant notes that, upon further review and correction of the existing house height measurement, the proposed GM House would be taller than the preexisting nonconforming house it would replace. The zoning table on Sheet OP-1 has been updated to indicate that the existing house is 15.1 feet in height, and the proposed GM house is 24.3 feet. Accordingly, as the GM House would increase bulk within the preexisting reduced setback, an area variance from the ZBA is required.

In addition, the zoning table on Sheet OP-1 should be updated. Although it currently indicates that a height variance is required, the proposed GM House height of 24.3 feet complies with the maximum permitted height of 35 feet within the R-160 district. The table should be revised to remove the reference to a height variance and instead, to indicate that an area variance is required for the reduced front setback.

17. 12/2/25: The updated Preliminary Site Plan checklist states that the cut and fill amounts and the locations of outdoor storage and waste receptacles will be provided in a later submission.

2/3/26: The Applicant states that cut and fill information will be provided in a future submission as the project advances and that preliminary project phasing is provided in Sheet SP-2.0 (Insite, 1/20/26). The Applicant further states that cut and fill calculations will be submitted upon completion as part of the NYCDEP SWPPP, which is expected to be finalized later this month.

3/3/26: The Applicant maintains that this information will be provided as the project progresses and included in the SWPPP.

3/20/26: Comment addressed. Cut and fill information is provided on Sheet SP-2.0.

19. *2/3/26: The GM House, as shown on the Building Footprints plan (TruexCullins, 1/20/26), appears to encroach the front setback line, while Sheet SP-1.1 (Insite, 1/20/26) shows the house outside of the front setback (compliant) but the detached garage as encroaching. The Applicant should clarify the proposed location of the GM House and accessory garage and update the plans for consistency. If the house or accessory garage are proposed within the front setback, an area variance will be required from the ZBA. In addition, the zoning table on Sheet OP-1 should be updated as appropriate. Given the size of the project site, the Applicant should consider adjusting the location of the garage to avoid the need for an area variance.*

3/3/26: The Applicant states that the proposed GM House would replace the existing preexisting nonconforming residence within the same footprint and at the same height, and that an area variance is therefore not required.

3/20/26: As noted in Comment #3, based on updated measurements, the proposed GM house would be taller than existing house. Therefore, the project will be referred to the ZBA for an area variance.

SEQRA

2. *The updated EAF (11/17/25) increases the disturbance area from 58± acres (per the 9/29/25 EAF) to 78± acres.*

2/3/26: The Applicant explained that the limits of disturbance were increased to include the proposed golf course grading and were limited to the areas located within the Town of Southeast. This appears consistent with the Engineering Drawings and the Preliminary SWPPP. However, the Final Engineering Drawings and the Final SWPPP should include the total disturbance area (acreage) to confirm consistency across the application materials.

3/3/26: The updated EAF (2/17/26) increases the total disturbance area to 95.1± acres. As with the previous versions of the EAF, this figure includes both the NY and CT properties. The Applicant notes that the limits of disturbance have been updated based on the proposed disturbance to the areas within the Town of Southeast. The Final Engineering Drawings and the Final SWPPP should include the total disturbance area (acreage) to confirm consistency across the application materials.

3/20/26: No further comment.

3. Since the project now requires an area variance, the ZBA should be added as an Involved Agency.

RECOMMENDATION

At the March 23, 2026 meeting, AKRF recommends that the Planning Board add the ZBA as an Involved Agency and provide them with the relevant application materials.



Cornerstone Associates

Environmental Consultants

321 Fremont Street

Peekskill, New York 10566

Phone: (914)-299-5293

March 9, 2026

March 23, 2026 (revised)

To: Planning Board

From: Bruce Barber
Town of Southeast Wetland Inspector

RE: **Morefar Application**
233 Federal Road
Tax Map: Section 58. Block 1 Lots 7 & 27

Dear Chairman LaPerch and Members of the Planning Board:

As per your request, the following documents have been reviewed relative to the above referenced project:

1. Comment response memo executed Zachary Pearson of Insite Engineering dated 3/16/26, 23 page
2. Site Plans (30 sheets total), last revised March 11, 2026.
3. Landscape Plans (12 sheets total), as prepared by Wagner Hodgson, dated March 11, 2026.
4. Preliminary Stormwater Pollution Prevention Plan (SWPPP), last revised March 2, 2026.
5. Comment Response Letter prepared by Capital Environmental Consultants, Inc., dated March 9, 2026.
6. Town of Southeast Disturbance Analysis, as prepared by Capital Environmental Consultants, Inc. dated March 10, 2026.
7. Drawings MP1 & MP2, as prepared by Capital Environmental Consultants, Inc., dated March 16, 2026.
8. Responses to BMP-Related Landscape Comments, as prepared by Morefar, dated March 8, 2026.
9. Drawing VP-1, "Visual Plan", dated March 16, 2026.

A: Summary of Application:

As per SWPPP: "The applicant is seeking to improve its existing facilities, expanding upon its existing programming, and developing additional facilities to better serve Morefar. The project will include newly constructed cottages, a clubhouse, meeting facility, activity lounge, wellness center, comfort stations, hitting bays, turf care maintenance facility, new driving range, and renovations of certain existing facilities. Programming includes year-round activities such as additional racquet sports, archery, winter sports, hiking trails, and biking.

The subject properties contain 679.2± acres, 344.7± acres of which are located in the R-160 Zoning District at 233 Federal Hill Road in the Town of Southeast. The remaining portions of the properties are located within the City of Danbury in Connecticut (shown

for reference but not included in overall calculations). This property is currently developed as Morefar, a private membership club and golf course, consisting of an existing eighteen-hole golf course and driving range, existing buildings and sheds, appurtenant vehicular circulation and parking, underground utility infrastructure, stormwater management practices, lighting, onsite existing wells, and septic systems. There are several existing buildings which serve club members and administrative purposes while several sheds and outbuildings serve maintenance and utility purposes.

The properties contain multiple NYSDEC and Town of Southeast regulated wetlands and watercourses as shown on the site plans. A NYSDEC Parcel Jurisdictional Determination was requested which yielded both Positive and Negative Determinations. The site plans illustrate which wetlands are jurisdictional to the NYSDEC and to the Town of Southeast. There is also an existing pond onsite used for irrigation.”

B: Wetland Impacts:

The applicant has provided a Town of Southeast Disturbance Analysis which details permanent and temporary disturbances associated with the proposed project. As indicated in the Town of Southeast Disturbance Analysis figure, the project proposes the following permanent disturbances to wetland (and buffer) control areas:

- 5,418 square feet (0.12 acres) of disturbance to Town of Southeast regulated wetlands,
- 8,211 square feet (0.19 acres) of disturbance to Town of Southeast regulated waterbodies,
- 770 linear feet of disturbance to Town of Southeast regulated watercourses
- 215,468 square feet (4.95 acres) of disturbance to the Town of Southeast regulated 100-foot buffer.

Further, the project proposes the following temporary disturbances to wetland control areas. Temporary disturbance is defined as disturbance to currently maintained and/or historically disturbed areas within the bounds of the existing golf course fronting existing tree lines. In these areas, proposed activities are limited to golf course related modifications such as regrading and resodding and include:

- 388,844 square feet (8.93 acres) of temporary disturbance to the Town of Southeast regulated 100-foot buffer.

C: Proposed Wetland Mitigation:

The applicant has indicated that “the proposed mitigation will compensate for all permanent wetland, waterbody, watercourse, and 100-foot buffer impacts associated with the proposed project at a 1:1 mitigation ratio. The proposed 5.26 acres of native mitigative plantings, consisting of 338 trees and 2,291 shrubs will be designed to compensate for impacts to Town of Southeast regulated wetlands, waterbodies, watercourses, and 100-foot buffers.

The applicant indicates that “the proposed mitigation will enhance the functions and values of the 100-foot buffer such that the onsite wetlands and watercourses will continue to provide the above noted functions and will continue to interact with the surrounding

upland and downstream watercourses and provide groundwater recharge/discharge, stormwater runoff retention, sediment or toxicant reduction, nutrient removal, production export, sediment or shoreline stabilization, and wildlife habitat. Implementation of the proposed mitigation scheme will provide both habitat, food, and cover, for area wildlife, and will serve to enhance the subject area by providing for more diverse flora and fauna. Therefore, the proposed project will not result in a significant impact to the functions and values.”

D: Review:

1: The Town of Southeast jurisdictional wetland, watercourse and waterbody boundaries have not been field verified:

Due to weather conditions, the boundaries have not been field verified. Although this is required to accurately determine the boundaries, based on review of the applicant’s wetland report and desk review of the site, substantial modifications boundaries indicated on the above referenced plans are unlikely.

2: It is unclear if there is a net loss of wetland area: Page 14, Comment #3 indicates: “The proposed mitigation does not propose wetland creation but rather entails enhancement of the existing wetland and watercourse 100-foot buffers” As wetland mitigation appears to be proposed in existing wetland areas, it is unclear if there will be a net loss of wetland area. Preservation of wetland area is a stated town goal as found in Chapter 78-1 (“Freshwater Wetlands”) of the Town Code. .

3:It is unclear if there will be additional post-construction pollutant loading to the wetlands:

The applicant proposes installing several stormwater practices to comply with regulatory stormwater requirements. The practices have been assigned certain pollution reduction capabilities and several of the overflow devices discharge to wetland, watercourse or waterbody areas In addition, drainage structures will be installed under greens and tee boxes, several of which are located in close proximity to wetlands/waterbodies. These areas are generally the most highly managed areas of a golf course, and it does not appear that the potential pollutant loading from these areas have been analyzed. . The amount of pollutant loading to the wetlands/waterbodies/watercourses has not been quantified from these areas. Introduction of pollutants is a Regulated Activity (See Chapter 78-3(B)(4,7) of the Town Code).

4: The location(s) of the proposed 100’ control (buffer) area mitigation is not clear:

The applicant has provided two plan sheets (MP-1, MP-2) which details the location and proposed plantings to serve as wetland (only) mitigation. The applicant indicates that there are “proposed 5.26 acres of native mitigative plantings, consisting of 338 trees and 2,291 shrubs which will serve to compensate for impacts to Town of Southeast regulated wetlands, waterbodies, watercourses, and 100-foot buffers”. There are also 8 acres of proposed native fescue plantings. The applicant has not provided a plan which details the location of the wetland 100’ (buffer) control areas) and proposed mitigation. This plan is necessary in order to review the location(s) of the proposed mitigation and to evaluate how the mitigation will replicate permanently lost wetland buffer due to the project. (See Town Code Chapter 78-(1)(g) and also 78-3Definition of Mitigation Plan).

5: Wetland mitigation is not correlated to wetland functional analysis:

The applicant provided a wetland functional analysis based on acceptable methodology and provided well supported conclusions of the current wetland and wetland buffer functions on the site. It is unclear however, how the proposed mitigation replicates the permanently lost wetland and wetland buffer areas. Further detailed information is required in order to substantiate the applicant's assertion (see above) that the project will not have any impact on wetland functions and values.

6: Mitigation planting selections are limited:

The applicant has chosen an Ernst seed mix and five shrubs to be installed in the wetland areas. It is recommended that a broader spectrum seed mix (for example see Southern Tier Consulting Wetland/Shrub seed mix) be considered for the herbaceous and shrub layer in addition to the five shrubs that are currently planned. This will increase habitat value of these areas.

7: Applicant should submit a three-year wetland mitigation inspection, monitoring and maintenance plan.

7 A detailed operation and management plan for the maintenance area has not been provided:

This area is closely located to a large jurisdictional wetland area and potentially without a detailed operations and maintenance plan could be a source of substantial and sustained pollutant loading (See Town Chapter 78-3(B)(4,7)).

The applicant is encouraged to provide annotated responses. Upon receipt, this office will continue reviewing the proposed project. Please do not hesitate to contact me should you have any questions.

Sincerely,



Bruce Barber, PWS, Registered Soil Scientist
Town of Southeast Wetland Inspector

TOWN OF SOUTHEAST

APPLICATION SUMMARY SHEET

Project Name: Bravcor, LLC
S/B/L: 78-2-15
Description: Bravcor LLC proposes to construct a two-story 28,880-sf warehouse/office building on an approximately 9.4-acre commercial property. The property is located at 66 Fields Lane in the OP-1 Zoning District and is currently improved with an existing two-story approximately 117,192 SF warehouse/office building and associated improvements approved by the Planning Board in 2016. The Proposed Project requires Planning Board Amended Site Plan Approval and a Conditional Use Permit for the warehouse use.
Primary Representative: Bibbo Associates, LLP

Project Site Address: 66 Fields Lane
Zoning District: OP-1

SEQR TYPE OF ACTION: Unlisted

MAJOR/MINOR PROJECT: Major

Date Classified: Waiver of Public Hearing (Minor Project Only)? Y N

AMENDMENT OF PREVIOUS PLANNING BOARD APPROVED PROJECT? Y N

If yes, list alternative names:

LOCAL AND AGENCY REVIEW REQUIRED?

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brewster/Southeast Joint Fire District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Planning Department (GML)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Architect Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Highway Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stone Wall Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Health Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metro North Railroad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDEC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Town Highway Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYCDEP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MS4 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E-911 Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NYSHPO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Referral to Village of Brewster or Towns of Carmel, Patterson, North Salem [Bold = yes]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Army Corps of Engineers

VARIANCES OR BOARD WAIVER (IF APPLICABLE) Y N

Variance or Waiver Request:
 Date Granted or Denied, and any conditions:

PLANNING BOARD ACTIONS:

Date	Discussion/Decisions/Resolutions
10/23/23	1) Declared Intent to be Lead Agency (Unlisted/Coordinated); 2) Classified as TOSE Major Project; 3) Set public hearing for 11/27/23
11/27/23	1) Declared Lead Agency; 2) Opened and continued public hearing
1/8/24	1) Adjourned public hearing to 2/12/24
2/12/24	1) Opened and closed public hearing; 2) Adopted Negative Declaration
7/8/24	Granted final site plan and conditional use permit approval
3/23/26	

RECOMMENDED ACTION FOR MEETING: 1) Affirm Lead Agency; 2) Set public hearing

NOTE: Approvals expired. Due to length of time passed, requires re-approval. No changes to original approvals proposed.

**PLANNING BOARD / ARCHITECTURAL REVIEW BOARD
TOWN OF SOUTHEAST, NEW YORK
RESOLUTION TO
AFFIRM LEAD AGENCY STATUS AND SET A PUBLIC HEARING**

INTRODUCED BY:

DATE: March 23, 2026

SECONDED BY:

WHEREAS, the Planning Board/Architectural Review Board of the Town of Southeast is in receipt of an application for Site Plan approval, and other supporting documents, for a project entitled **Bravcor, LLC**; and

WHEREAS, the proposed project is located at 66 Fields Lane, Brewster, NY, in the OP1 Zoning District in the Town of Southeast, and known and designated as Tax Map ID 78.-2-15; and

WHEREAS, the Bravcor, LLC proposes to construct a two-story 28,880-sf warehouse/office building on an approximately 9.4-acre commercial property which is currently improved with an existing two-story approximately 117,192 SF warehouse/office building and associated improvements approved by the Planning Board in 2016.

WHEREAS, the Planning Board previously conducted a Coordinated Review on this Unlisted Action, and issued a Negative Declaration on 2/12/24; and

WHEREAS, the proposal has not changed from described here, and pursuant to §617.6 of the State Environmental Quality Review Act (SEQRA), the Planning Board hereby affirms its Lead Agency status; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board/Architectural Review Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action as previously declared.

BE IT FURTHER RESOLVED, that the Planning Board/Architectural Review Board hereby schedules a public hearing on the proposed project for April 27, 2026.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

D. Rush, Vice Chairman

J. King, Boardmember

L. Eckardt, Boardmember

G. Pangis, Boardmember

C. Galli, Boardmember

R. Ferrito, Boardmember

The resolution was _____ by a vote of ____ to ____, with ____ absent.

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

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

March 23, 2026

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

RE: TOLL BROTHERS/MEADOWS AT DEANS CORNER
Project #: 414

Dear Boardmembers:

At the March 23, 2026 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 release of the Performance Bond currently being held.

<u>PROJECT</u>	<u>AMOUNT</u>
TOLL BROTHERS/MEADOWS AT DEANS CORNER	\$4,871,500.00

The Town Engineer's Report is attached for your consideration. If you have any questions, please do not hesitate to contact the Planning Board/Architectural Review Board.

Sincerely,

Thomas LaPerch, Chairman
Southeast Planning Board/Architectural Review Board

cc: Town Attorney
Town Clerk
Debra Bloomer
Planning Board File

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

March 23, 2026

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

**RE: FORTUNE RIDGE ROAD DEDICATION, Serenity Ridge Lane, Drewsclift Drive,
Dreyfus Ridge Lane, Stonehollow Drive, Stableview Lane and Ledgeview Court**
Project: 25-1291

Dear Boardmembers:

At the 3/23/26 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 the maintenance of the public improvements, including defects and damage that could occur as a result of continued home construction within the subdivision. :

<u>PROJECT</u>	<u>AMOUNT</u>
FORTUNE RIDGE ROAD DEDICATION	\$1,537,371.00

The Town Engineer's memo is attached for your consideration and includes the estimate for all site improvements, which totals \$15,373,716.00. The Performance Bond would be applicable to all accepted roads within the Fortune Ridge Subdivision.

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
Debra Bloomer
Planning Board File



March 20, 2026

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

Re: Fortune Ridge Subdivision
Serenity Ridge Lane, & Stonehollow Drive north
of Stableview Lane Intersection, Drewsclift Drive
& Dreyfus Ridge Lane
Request for Road Dedication
NLJA #0001-0452

Dear Mr. LaPerch:

As requested, recent inspections were made at the above referenced subdivision to determine if all public improvements are complete such that the Planning Board can consider the request for release of Performance Bond and recommend acceptance of the road by the Town of Southeast.

- Item 1: Letter to Mr. Michael Burdick from John Kellard, P.E., dated January 14, 2026.
- Item 2: Four (4) drawings titled "Road As-Built prepared for Glickenhau Brewster Development, Inc. being Serenity Ridge Lane & a portion of Stonehollow Drive, situate in Town of Southeast, Putnam Co., N.Y." scale: as noted, dated: November 4, 2025, prepared by Terry Bergendorff Collins.
- Item 3: Six (6) drawings titled "Road As-Built prepared for Glickenhau Brewster Development, Inc. being Drewsclift Dr. and Dreyfus Ridge Ln, situate in Town of Southeast, Putnam Co., N.Y." scale: as noted, dated: November 4, 2025, prepared by Terry Bergendorff Collins.

Based on our inspection and review of the record drawings and engineer's certification provided, we can confirm that the roads as constructed are in substantial conformance with the Town of Southeast Subdivision Regulations and the approved plans subject to any approved modifications during construction. As such, we can now recommend that the Town accept the offer of road dedication subject to the following conditions:

1. A mylar copy of the record drawings should be provided to the Town in accordance with §123-23B of the Town Code.
2. We have no objection to release of the project's performance bond subject to the establishment of a maintenance bond in the amount of \$1,537,371 which is 10% of the original \$15,373,716 subdivision bond amount. This maintenance bond will apply to all roads within the Fortune Ridge Subdivision. We recommend that this bond be held until all Certificates of Occupancy have been

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416

Consulting Civil and Environmental Engineers Since 1972



Jacobson

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
Re: Serenity Ridge Lane, Drewscleft Drive,
Dreyfus Ridge Lane & Stonehollow Drive
north of Stableview Lane Intersection
Request for Road Dedication
NLJA #0001-0452

March 20, 2026

Page 2

issued for all lots within the subdivision. The bond will cover not only defects in the completed public improvements but also damage that may occur as a result of home construction for all roads within the subdivision.

3. All legal documentation, including relevant deeds, be submitted for review by the Town Attorney.
4. By dedication and acceptance of Serenity Ridge Lane, Stonehollow Drive north of Stableview Lane Intersection, Drewscleft Drive, & Dreyfus Ridge Lane, the Town will assume maintenance responsibilities for the roadways, drainage systems and stormwater practices associated solely with these roads.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: J. Castellano
M. Levine
K. Chiudina
M. Burdick
W. Stephens, Jr.
B. Barber
A. Ley
D. Bloomer
R. O'Rourke

RESPONSE TO REQUEST THAT THE
VILLAGE OF BREWSTER PLANNING BOARD
SERVE AS LEAD AGENCY FOR
OLD TOWN HALL SUBDIVISION

On behalf of _____ (Involved
or Interested agency), I acknowledge receipt of the Lead Agency notice in
this matter.

The above-named involved agency hereby: (Please check one)

- CONSENTS that the Village of Brewster Planning Board serve as lead agency
in this application, and requests that the undersign continue to be notified
of SEQRA determinations, proceedings, and hearings in this matter.
- DOES NOT CONSENT to the Village of Brewster Planning Board serving as
lead agency in this application and wishes that _____
serve as lead agency.
To contest lead agency designation, the undersigned intends to follow the
procedures outlined in 6 NYCRR 617.6 (e).
- TAKES NO POSITION on lead agency designation.

Date: _____ Signature: _____

Printed: _____

Agency: _____

PLEASE RETURN TO: Michelle Diebold, Village Clerk & Treasurer
50 Main Street
Brewster, NY 10509
Phone: 845-279-3760
Email: vclerk@brewstervillage-ny.gov

