

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES**

February 9, 2026

Present: Chairman Thomas LaPerch; Vice Chairman David Rush; Boardmembers Jim King, George Pangis, Christopher Galli and Robert Ferrito; Town Planner Corey Block; Secretary Jackie Lester; Town Attorney Willis Stephens (arrived 7:07)

Absent: Boardmember Lynne Eckardt

Pledge of Allegiance

Introduction

PUBLIC HEARINGS:

- 1. 2366 ROUTE 6, 2366 Route 6, Tax Map ID 56.-1-14** – This was a Public Hearing to Review an Application for a Conditional Use Permit for an Accessory Apartment. Owner Preke Radoina appeared before the Board. Chairman LaPerch asked the applicant to tell the public about the project. Mr. Radoina said the front and back buildings are both under construction. Mr. Radoina said the front building is just sitting there for now but the back building is renovated and he is creating an accessory apartment in it. Chairman LaPerch said for the public purposes you are looking to finish up the back building, rent it out and create some cash flow to finish the front building but at this time you are not allowed to do anything with the front building until the back building is done and once it is done he has to come back to get a variance for the front building. Mr. Radoina said it is his understanding that if he gives up the accessory apartment he does not need to come back. Chairman LaPerch said once you want to occupy the front you need to come back to bring that back online and get a variance. Mr. Radoina said he thought he could give up the apartment and get the big house back. Secretary Lester said if they combine it back then they can. Chairman LaPerch said yes if they combine it back into one unit then they can bring it back. Chairman LaPerch polled the Board. The Motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The Motion to Grant a Conditional Use Permit for an Accessory Apartment was introduced by Chairman LaPerch, seconded by Boardmember Pangis and passed all in favor.
- 2. MOREFAR, 8-18 Back O’Beyond Drive, Tax Map ID 58.-1-7 and 58.-1-271** – This was a Public Hearing to Review an Application for Site Plan, Wetland Permit and Special Permit. Jennifer Grey of Keane and Beane, Jamie LoGiudice of Insite Engineering and Greg Fleisher of Capital Environmental appeared before the Board. Ms. Grey said Morefar is an existing private membership golf course that straddles the state border with Connecticut which was purchased in 1941 and were issued a Special Permit for the club in 1977. Ms. Grey said this application represents 20-30 years of deferred maintenance but will be used in the same way it is now. Ms. Grey said the application includes existing buildings that will be renovated or demolished, new buildings will be constructed and there will be some reshaping of the golf course itself. Ms. Grey said that there will be no increase in intensity of Use. Ms. Grey said there are no more than 40 employees at any given time. Ms. Grey said that there are two entrances on Federal Hill Road, the main entrance close to the Connecticut border. Ms. Grey said that there are an average of 4 daily food and beverage deliveries, weekly waste management and monthly golf course materials being delivered which would continue. Ms. Grey said during construction deliveries for the purpose of construction will be on Federal Hill Road because that is where the majority

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

of the construction is proposed. Ms. Grey said that the proposed construction on the north side of the property will be using Memorial Drive. Ms. Grey said there are several conditions in the existing Special Permit from 1977 that are now outdated and we will be asking the Town to adjust including the stipulation that does not allow for overnight accommodations at the site at all even though the Town Code for private membership clubs does expressly allow for overnight accommodations so they will be asking for a formal amendment to reflect that to reflect the way the site has been operating for decades. Ms. Grey said the team has taken a great deal of care to develop a set of plans with a vision that respects the existing landscape and the architecture tries to blend into the surroundings including green roofs where possible. Ms. Grey said there is a landscaping plan that includes tree removal that is proposed to accommodate the adjusted layout of the golf course which is needed because golf has changed over the years and balls can now be hit harder and farther which the layout is considerate of. Ms. Grey said that some of the fairways need to be maintained and opened up to push back some of the vegetation. Ms. LoGiudice said they are doing a revamp of the golf course and the estate. Ms. LoGiudice said that they will be adjusting the entrance closest to the CT border by pulling back the pillars and gate for safety. Ms. LoGiudice showed a diagram of the buildings currently onsite saying the green ones will stay with internal renovations, blue will be demolished and the pink are what is proposed with the lighter pink being surface. Ms. LoGiudice said the areas around hole 2 and hole 6 you can see on the diagram what vegetation is being removed with the red line being the existing tree line and the yellow being the proposed tree line. Ms. LoGiudice said they are proposing a chip seal for all the accesses going through the site so as you come in there will be some areas to park and for golf carts that will be gravel parking as well as a new cart barn that has been depressed into the landscape so they are utilizing the landscape so you don't feel the building and its not overpowering and also includes additional screening. Ms. LoGiudice said there is an estate club house and then the more residential area where there are four cottages that are two bedrooms each, a long house and they will continue to maintain those overnight accommodations. Ms. LoGiudice said that brings you to the revised pedestrian promenade and car path leading to the main house. Ms. LoGiudice said opposite that is an activity barn and maker space with multipurpose sports, bocce court and playground. Ms. LoGiudice said there is an existing pool that will be renovated with new pool house, existing grass courts that will be maintained with a new Har-Tru court and a tennis pavilion. Ms. LoGiudice said there is a residence for the general manager that is proposed to be demolished and rebuilt in the same footprint. Ms. LoGiudice said there is a new practice driving range on the Connecticut side. Ms. LoGiudice said there is a proposed fitness and wellness center with outdoor area for yoga. Ms. LoGiudice said there is an overflow parking area. Ms. LoGiudice said there is a new single story golf clubhouse planned with parking. Ms. LoGiudice said septic is shown on the plans but that may be amended. Ms. LoGiudice said there are large specimen trees by the clubhouse that have been marked where they have tried to nestle the clubhouse in to keep the feeling working with the landscaping. Ms. LoGiudice said they tried to use as much impervious surface as possible. Chairman LaPerch said that is still a work in progress because the wetland consultant has not signed off because of the weather conditions and then the towns landscape consultant needs to get involved so we owe some information but I have no doubt it will be stunning. Chairman LaPerch said he understands that two Planning Board members met with the Morefar team

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

today to talk about the architecture. Ms. LoGiudice said yes. Ms. LoGiudice showed the proposed General Managers building that is proposed on the same site as the previous. Ms. LoGiudice said you can see from the color tones and the materials shown that this fits into the landscape even though it is a little different than the other buildings on the property because it is offset. Ms. LoGiudice presented renderings of the other buildings and views and said she wanted to show the idea and show that they want a connection to nature. Ms. LoGiudice said she was showing inspirations that were provided by the design team in regard to material and feel. Ms. LoGiudice said looking at the entrance and how they are pushed back that they are trying to maintain and are rebuilding the stone walls but are keeping the same feel that is there now. Ms. LoGiudice said there are some of the different materials being looked at from traditional plating and different wood materials such as oak and cedar, light and dark stains, having the root structures used and the green roofs. Ms. LoGiudice said this is the clubhouse which has a back patio area, a large kitchen with dining room, a great lounge area and a library and its also single story. Chairman LaPerch asked how big the clubhouse is. Ms. LoGiudice said I don't know off the top of my head. Chairman LaPerch said ok so there is a theme. Greg Fleisher of Capital Environmental appeared before the Board. Mr. Fleisher said he her to talk about wetlands, watercourse and tributaries on this project which covers approximately 400 acres that they surveyed. Mr. Fleisher said they started and delineated across the site from east to west where the site eventually drains into the East Branch of the Croton River. Mr. Fleisher said there are approximately 44 acres of wetlands, 5 acres of ponds, a lot of tributaries and two main water courses that flow through the site. Mr. Fleisher said the first water course stays in line with the golf course and is called #1 which comes from the southeast and goes down through the golf course and drains to the north to get to the Croton Watershed and watercourse #2 goes along the southern boundary of the site along Federal Hill Road and there are some wetlands associated with it and that drains along Federal Hill Road to the west and moves north to drain into the Croton watershed. Mr. Fleisher said the site has a diminimus amount of wetland disturbance associated with one hole on the course, serving approximately 1500 sf of a wetland edge on wetland #8 other than that any disturbances are new disturbances associated with the golf course which totals about 4.5 acres. Mr. Fleisher said they plan to mitigate by doing planting of shrubs and herbaceous vegetation per the Town of Southeast planning guidelines and in association with the Town Wetland Consultant. Chairman LaPerch polled the Board. Boardmember Pangis said in the application the 1977 did not provide a reason why there was a prohibition on sleeping rooms and the Town Code now says that they are permitted and asked if the Town Code said in 1977 that they weren't permitted or was the Town Code changed since 1977 and we are looking to come up to speed with it. Chairman LaPerch asked Town Attorney Willis Stephens to comment on this. Mr. Stephens said there was no provision for it when they originally got the Special Permit. Boardmember Pangis said so the Town Code has been updated to reflect the ability. Mr. Stephens said the reality is and the history of the facility is that they have had accommodations for corporate guests for decades but the current code allows it. Boardmember Pangis said he understand but he wants to know if the Code said that in 1977 but at the time the permit still said no then is that something the Board wants to revisit but if the Code changed since 1977 and we are just catching up. Mr. Stephens said he thinks the Code was silent and why it was put in there as a condition he does not know. Ms. Grey said over time municipal Codes have gotten more sophisticated and

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

detailed whereas in the 60's and 70's Board would try to deal with things in the resolution and conditions and now there are Code provisions. Chairman LaPerch asked if anyone was there from the public for comment. Michael Maffei of Holly Stream in Brewster appeared before the Board. Mr. Maffei asked if there will be 25 members. Ms. Grey said yes. Mr. Maffei said all this is being done for 25 people. Ms. Grey said the club currently has 25 members and the 1977 special permit says they can have up to 50 but currently there are 25. Mr. Maffei asked are the renovations on the buildings being done for the golf members. Ms. Grey said yes. Mr. Maffei said its not just a golf course it is a whole recreational complex. Ms. Grey said the entire site is for the private membership club so all the amenities are for its member. Mr. Maffei asked to see the plot plan with the colored buildings. Mr. Maffei said in the top left hand corner there is a building in green but the existing building is inside the setback. Ms. LoGiudice said yes it is an existing storage barn that is being renovated to be used by maintenance. Mr. Maffei asked if that needs a variance at some point. Ms. LoGiudice said because it is preexisting conforming and is being renovated in its exact location it does not need a variance. Mr. Maffei said on page 10 of the Environmental Assessment Form it asks about an existing dam and it was answered no but he know the property does have an existing dam. Ms. Grey said its her understanding that the infrastructure you are talking about is not a dam regulated by NYS DEC so would no be responsive to the question on the EAF and is not sure it is even classified as a dam. Mr. Maffei said that Morefar is operating under a NYS DEC water withdrawal permit and asked if the path for irrigation is going to be affected and if the permit needs to be amended because they are only allowed so many gallons per day out of that pond and it requires a water meter on the clubhouse and maintenance building. Ms. Grey said they may, there is an active permit that is effective until 2027 so if that permit needs to be amended the DEC will make sure of it. Mr. Maffei asked if there is an estimate of how many trees will be removed and how many will be replaced because it could be hundreds of trees removed. Ms. LoGiudice said there is tree removal shown around hole 2 and hole 6. Chairman LaPerch said you have to submit a tree preservation plan. Ms. LoGiudice said they are not submitting a tree preservation plan because of the extent of the amount of tree proposed for removal but they have tree removal shown on the all the existing conditions plans and they have some information on trees being removed from the estate core but on the golf course they are just showing the widening of the fairways. Chairman LaPerch asked if they can answer Mr. Maffeis questions. Ms. Grey said I don't think we have an exact number. Ms. LoGiudice said no but there are about 10 acres proposed for removal but that is within a 500-acre property. Chairman LaPerch said ok so you can't answer the question at this point. Chairman LaPerch said this will be a continued Public Hearing so it's a work in progress and there will be another opportunity. Chairman LaPerch said this is a big project you are still working with the city of Danbury. Ms. Grey said yes. Chairman LaPerch said the wetland inspector has not been able to get to the site because of the weather. Town Planner Corey Block said that the groundskeepers house that is over the setback line which is preexisting nonconforming and it would be the same footprint but it also need to have the same bulk to not trigger a variance and asked how many stories the building is and is proposed to be. Ms. Grey said it is currently 2 stories and the proposed is two stories but we will have more specifics going forward. Kevin Addor of 33 Leona Drive appeared before the Board. Mr. Addor said the new fairways look smaller than the old fairways so will the old fairways then be filled in with trees. Ms.

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

LoGiudice said no the intention is that the fairways will be widened to have safer play because right now it is overgrown and so those trees are not proposed back. Ms. LoGiudice said between the yellow and the red is adjacent to a very large wooded area and then the other area remains completely vegetative. Mr. Addor said there is already a lot of water coming down the hill which cuts to the town land and into his and asked if there will be any additional water remediation for all the additional square footage of fairway. Ms. LoGiudice said that will be reviewed as part of the mitigation but we need to look into it further. Mr. Addor said one of the maps shows a hexagon on the town land. Ms. LoGiudice said that is an existing cell tower. Mr. Addor said there is no cell tower, that is our old well for our property that they moved in the 90's so he wants to know why it says there is a cell tower when there isn't one and that it seems like a big error. Chairman LaPerch said good question, she will look into it. Ms. Grey said there is no cell tower being proposed. Mr. Addor said there are flags all around his property and he wasn't sure if that was for wetland or the cell tower. Ms. LoGiudice said it was just for mapping. Mr. Addor said the helicopter comes in from the south, lands on the fairway and takes off to the north and if the driveway is approved would there be any way to get them to come in and leave from the Connecticut side. Ms. Grey said they can speak to the client and see if it is a possibility. Mr. Maffei said water was mentioned on the 5th hole and asked if that will be addressed because there is a lot of water there. Ms. LoGiudice said they will look into it. Chairman LaPerch said the engineers will look into it. The Motion to Continue the Public Hearing to March 9, 2026 was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor.

3. **301 MILLTOWN SUBDIVISION, 301 Milltown Road, Tax Map ID 58.-1-1** – This was a Continued Public Hearing to Review an Application for a Major Subdivision. Noone appeared before the Board to represent this project. Chairman LaPerch said that the applicants attorney, Bill Schilling, called and asked for a continuance because they still have deliverables to this Board before we can get them back live. The Motion to Continue the Public Hearing to March 9, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

4. **ACE ENDICO TRANSPORTATION LOT, 12, 24 and 40 Endico Way, Tax Map IDs 45.-1-39.2, 45.-1-39.3 and 45.-1-39.4** – This was a Continued Public Hearing to Review an Application for Site Plan and Wetland Permit. Noone appeared before the Board to represent this project. Chairman LaPerch said that Tim Allen of Bibbo Associates called and asked for a continuance because Mr. Endico was supposed to meet with the neighbors to talk about additional screening but he could not get back from a business trip in time to meet with them for tonights meeting and asked for it to be adjourned until March 9th. Chairman LaPerch asked if anyone was there from the public for comment. The Motion to Continue the Public Hearing to March 9, 2026 was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor.

REGULAR SESSION:

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

- 1. 2525 CARMEL AVE., LLC, 2525 Carmel Ave., Tax Map ID 67.6-1-35** – This was a Review of an Application for Site Plan. Jamie LoGiudice of Insite Engineering and owner Bill Ratajack appeared before the Board. Chairman LaPerch said you are here for final approval and you got the variance for change of use correct. Ms. LoGiudice said yes. Chairman LaPerch said you are putting an autobody shop there. Ms. LoGiudice said yes. Chairman LaPerch polled the Board. The Motion to Grant Final Site Plan Approval was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed in a roll call vote of 6-0 with one absent.
- 2. PLDC, LLC, 45 Holmes Road, Tax Map ID 45.-1-33** – This was a Review of an Application for Preliminary Approval of Site Plan and Permission to Cut Trees. Jamie LoGiudice of Insite Engineering appeared before the Board. Ms. LoGiudice said they are before the Board for preliminary approval and permission to cut trees. Ms. LoGiudice said they are in the process of obtaining outside agency approvals, they just received the DEC complete application and are going through that process. Ms. LoGiudice said they have received feedback from the DEP regarding the septic and SWPPP and both of those applications are moving forward. Ms. LoGiudice said they are close to the finish line but they are looking at trying to cut trees before the bat restriction comes into play March 31st. Ms. LoGiudice said they also made a submission to the MS4 coordinator to get that permit before the deadline of February 1st. Ms. LoGiudice said they are looking to start the tree felling so when they do receive approvals they have the ability to start construction as soon as possible and potentially in the summer to have the infrastructure in place before winter starts. Chairman LaPerch polled the Board. Chairman Rush asked when they would be doing the tree cutting. Ms. LoGiudice said now because it has to be before March 31st. Boardmember Rush asked if they would be including the dead ash trees. Ms. LoGiudice said they have to fell the trees within the limits of disturbance within the red line on the plan. Chairman LaPerch said they are not allowed to go outside the envelope for dead trees so they are asking for the building envelope to be cleared. Boardmember Rush asked about the hours of operation for the neighbors. Ms. LoGiudice said they would adhere to the hours of operation for the project. Chairman LaPerch said that there is a work schedule in the Town Building Code that they have to comply with. Ms. LoGiudice said that tree felling is just trunks no stumping. Chairman LaPerch asked what agencies they have left. Ms. LoGiudice said the DEC for the Wetland Permit and widening of the road, the Health Department for the septic and well, the DEP for the SWPPP and joint review of the septic and well. Chairman LaPerch said they have precedent before for this request and with proper guiderails. The Motion to Grant Preliminary Site Plan Approval with Permission to Cut Trees was introduced by Chairman LaPerch, seconded by Boardmember Pangis and passed all in favor.
- 3. 1460 ROUTE 22, 1460 Route 22, Tax Map ID 57.-1-14** – This was a Review of an Application for a Site Plan. Engineer Ralph Alfonzetti and applicant Michael Rossi appeared before the Board. Chairman LaPerch said this is the old orchid property and you are in contract right now, contract vendee. Mr. Rossi said yes. Mr. Alfonzetti said they don't plan on changing the building at all, they are just proposing outdoor storage for their companies equipment and showed where on the plan. Chairman LaPerch asked what kind of business it is. Mr. Rossi said drilling and piling. Chairman LaPerch said

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

you are relocating from Westchester. Mr. Rossi said yes. Chairman LaPerch asked how many employees. Mr. Rossi said one or two. Chairman LaPerch said its mostly outside storage for your equipment then. Mr. Alfonzetti said yes, the equipment will sit there and then be shipped off to a job site where it will stay there for approximately 6 weeks to 6 months at which point it returns to the site and sits not being touched until the next job. Chairman LaPerch said you are buried back there but certain things like landscaping will be key questions. Chairman LaPerch asked if it has a shared entrance. Mr. Alfonzetti said yes. Chairman LaPerch asked if there will be any upgrades. Mr. Alfonzetti said no, they are not proposing any upgrades. Chairman LaPerch polled the Board. Boardmember Galli asked what they are going to do with the greenhouses, if they will stay the way they are or be converted. Mr. Alfonzetti said they are going to stay and that there is an office inside the building that will be used but the greenhouses will just be staying for now. Boardmember Galli asked if there will be any fencing or security around the property. Mr. Alfonzetti said they will have fencing all the way around except for the rear and there will be a gate. Boardmember Pangis asked if they will need to fell any trees in order to get the equipment in or if there is an already cleared area they will be using. Mr. Alfonzetti said it looks like there is a lot of trees but there isn't much there, it is small stuff. Boardmember Pangis asked if any of the equipment will be visible from Route 22. Mr. Rossi said some might be visible. Boardmember Pangis asked about how high would it go above the tree line and what would be visible. Mr. Rossi said the mast. Boardmember Pangis asked about how many feet. Mr. Rossi said maybe 10 or 15. Chairman LaPerch said you are lower than the highway there. Mr. Rossi said I'm not sure in relation to the highway. Chairman LaPerch asked if they could get that answer for the next meeting. Mr. Alfonzetti said yes. Chairman LaPerch said there is no new building going on you are just creating outdoor storage for your company. Boardmember Pangis said that is what they are representing. The Motion to Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The Motion to Classify the Project as a Town of Southeast Major Project was introduced by Chairman LaPerch, seconded by Boardmember Ferrito and passed all in favor. The Motion to Refer the Project to Putnam County Planning Under GML 239-m was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor. The Motion to Set the Public Hearing for March 9, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Galli and passed all in favor. Mr. Alfonzetti asked if they could go to the Zoning Board of Appeals after the Public Hearing. Chairman LaPerch said after they close out SEQRA.

- 4. APAP LAND MANAGEMENT, 1912 Route 22, Tax Map ID 35.-2-6** – This was a Review of an Application for a Site Plan and Conditional Use Permit. Engineer Paul Pelusio, Architect Joe Lazarcheck and Owner George Apap appeared before the Board. Mr. Pelusio said they wanted present the architectural plans. Chairman LaPerch asked if Boardmember Rush reviewed them. Boardmember Rush said he did and he would pull them up and for them to show what they have. Mr. Lazarcheck said from the front it is a one-story building in a barn fashion colonial which will have Board and Batten siding highlighted with black accents. Mr. Lazarcheck said the colors would be slate grey, bone white, black accents with metal siding and a metal roof. Boardmember Rush asked if there is any proposed exterior lighting right now. Mr. Lazarcheck said the exterior

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

lighting is all underneath the soffits so you will not see it and the spread is contained. Chairman LaPerch said it is a good looking building. Mr. Lazarcheck said as the grade slopes down it exposes some of the foundation and from the rear it is a two-story building again with the barn look and the same accents, canopies at the entries and above the doors. Chairman LaPerch asked how big the building is. Mr. Lazarcheck said 10,000 sf. Boardmember Rush said the building definitely has a residential flavor to it but he thinks that maybe the small windows and small shutters in the back may not be in scale with the building because they are so small. Mr. Lazarcheck said they can look at that. Boardmember Rush said aside from that it is a handsome building, the colors are fine, the roof lines look nice and the lighting underneath will be subdued and have a residential flavor. Chairman LaPerch said it is very nice. Mr. Pelusio said that they did go to the Zoning Board of Appeals and received the needed variances and that a landscaping plan was submitted to Boardmember Eckardt. Chairman LaPerch said she raved about your work and accommodating everything. Mr. Pelusio said they made a submission earlier in the week. Secretary Lester said they would be put on the next agenda. Chairman LaPerch asked if they have trees to cut. Mr. Pelusio said yes. Chairman LaPerch said to discuss with the client and see what they want to do. Mr. Pelusio said if we get final approval. Chairman LaPerch said there is a path to do it without final approval but you need to talk and decide if that is something you want to do. Mr. Apap asked if they were close to final approval at the next meeting. Chairman LaPerch said no so talk with your engineer.

- 5. MARVIN MOUNTAIN TOWER REPLACEMENT, 87 Hillside Park, Tax Map ID 67.-1-38.-2** – This was a Review of an Application for Preliminary Approval of Site Plan. Jason Dickey of TRC Companies representing NYSEG appeared before the Board. Mr. Dickey said he was here for a sketch plan tonight. Mr. Dickey said that their attorney Ms. Jacqui Murray has been handling the submissions. Mr. Dickey said she submitted for sketch plan but was asked to submit what they had which she did and they got feedback from Hahn Engineering and AKRF which are extensive and detailed. Chairman LaPerch said there is work to do but there are some actions that they could take tonight. Chairman LaPerch said let start with the basics, what are you doing. Mr. Dickey said they need to replace the 160 ft. tower that is there now which has three guide wires holding it in check but it has been deemed structurally insufficient for what is on it now and it needs a new microwave antenna to improve communications for outages and weather. Mr. Dickey said they need to go 20 ft. taller with the new tower putting a 180 ft. tower in its place which would be a lattice design to get rid of the guide wires. Mr. Dickey said it would generally be in the same spot. Mr. Dickey said if you are familiar there are two towers, one that is squatty and robust and the other tall and spindly and they are the tall one. Mr. Dickey said there is a perimeter security fence which enclosed an existing building which will remain. Mr. Dickey said they will be replacing the generator and fuel tank and bring in a crane. Mr. Dickey said they need a lay down yard for the lattice pieces which will be 1/10th of an acre being proposed just west of the current fenced in structure. Mr. Dickey said that is a wooded area and there needs to be some grading so they are looking at some tree clearing. Mr. Dickey said because the crane will be parked in the driveway they do not have the ability to do a 3 point turn with trucks that they need a solution for so they are proposing a turn-around at the top which would also

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
February 9, 2026**

be new disturbance and while initially proposed as temporary may be changing to permanent to leave for maintenance. Mr. Dickey said there is topography there that will require grading and clearing and that area of disturbance is also a little over 1/10th of an acre. Mr. Dickey said they are in the Ridgeline Overlay District so excessive clearing would be more than 10 tree over 8 inches of diameter (DBH) which they are well beyond. Chairman LaPerch said you have a lot of work left. Chairman LaPerch polled the Board. Boardmember King said you are building a tower adjacent to the cell tower that is already there. Mr. Dickey said yes. Boardmember King said it is just for NYSEGs microwave dish. Mr. Dickey said yes there is a tower already there but what is on it now is structurally insufficient for what is already there and they want to add the dish. Boardmember King said there is another tower on the same property. Mr. Dickey said yes. Boardmember King said its not 150 ft. shorter. Mr. Dickey said he is not sure what the height is. Chairman LaPerch said the 20 ft. you are adding, will it need a variance. Mr. Dickey said that his understanding in speaking with Jacqui is just a little less than a 10% increase which would exempt them from the telecommunications code but AKRF's memo says otherwise so they need to get to the bottom of that. Boardmember Rush said it has been a long time since they had an increase in height and they did a balloon test. Town Attorney Willis Stephens said they had to do that until the Telecommunications Act changed things. Mr. Dickey asked about recommendations for visual simulations and wanted to know if the Board had a particular preference. Chairman LaPerch said to speak to the consultants and get their opinion. Mr. Dickey asked what a tree restoration bond process entails. Chairman LaPerch says AKRF can help with that. Mr. Dickey said they are below an acre of impact so there will be no SWPPP but he hasn't seen MS-4 get involved without a SWPPP and asked if the MS-4 is needed. Chairman LaPerch said yes. The Motion Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor. The Motion to Classify the Project as a Town of Southeast Major Project was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The Motion to Refer the Project to County Planning Under GML 239-m was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The Motion to Set the Public Hearing for March 9, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Ferrito and passed all in favor.

The motion to Approve the Meeting Minutes of January 12, 2026 as written was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

The motion to Close the Meeting was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

February 10, 2026/JL

THE FULL AUDIO RECORDING OF THIS MEETING IS AVAILABLE AT:
<https://www.southeast-ny.gov/337/Planning-Board-Meeting-Recordings>