

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

Present: Chairman Thomas LaPerch; Vice Chairman David Rush; Boardmembers Jim King, George Pangis, Christopher Galli and Robert Ferrito; Town Planner Ashley Ley; Secretary Jackie Lester; Town Attorney Willis Stephens
Absent: Boardmember Lynne Eckardt

**Pledge of Allegiance
Introduction**

PUBLIC HEARINGS:

- 1. 440 MILLTOWN SUBDIVISION, 440 Milltown Road, Tax Map ID 47.-4-47** – This was a Public Hearing to Review an Application for a Major Subdivision. Architect Richard Vail appeared before the Board because he stated engineer Rick Bohlander had a conflict. Chairman LaPerch said that this project has been going on too long and he does not think it's fair to the applicant because it is on the schedule every meeting and appears they are not prepared again tonight. Mr. Vail said that he has a summary of where they are with the project. Chairman LaPerch asked the applicant to tell the public about the project. Chairman LaPerch said they are just trying to get to the finish line so lets go through the summary but he is not happy with the pace and submissions. Mr. Vail said they need to prepare design plans for each lot except Lot 2 and they believe everything has been taken care of with historic districts because all work has been performed in the buffer. Mr. Vail said they are scheduling stormwater testing with the DEP and they still owe the Board common access and stormwater maintenance agreements. Chairman LaPerch said it is not going over well and asked Town Planner Ashley Ley to detail what they need to get going. Ms. Ley said there are a number of outstanding memos from the towns consultants that have not been addressed so we are waiting for a complete submission to be able to move things forward. Chairman LaPerch asked if he was aware of that. Mr. Vail said he is just standing in for Rick Bohlander. Chairman LaPerch said there does not seem to be any progress on this project. Chairman LaPerch polled the Board and the public. The Motion to Continue the Public Hearing to April 13, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.
- 2. DIMAURO RESIDENCE, 65 Vails Lake Shore Drive, Tax Map ID 79.-1-40.-64** – This was a Public Hearing to Review an Application for a Wetland Permit. Architect Richard Vail appeared before the Board. Mr. Vail said since the last meeting they retained engineer Rick Bohlander who could not make the meeting. Mr. Vail said based on the consultant comments they are planning on using a stormwater retention system and are considering a rain garden which is better at filtering phosphates. Mr. Vail said that Mr. Bohlander is also working on a mitigation plan for the beach area and that will be forthcoming. Chairman LaPerch said ok, you have some work left to do. Chairman LaPerch said that Boardmember Eckardt commented that what was done to the beach so far may have hurt the Peach Lake water quality and she would like to see the response to the consultant comments in the memos. Chairman LaPerch polled the Board. The Motion to Continue the Public Hearing to April 13, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Ferrito and passed all in favor.

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3. **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 that they made a submission on February 17th to address consultant and public comments and that submission also included the wetland mitigation plan which will be presented tonight along with a supplemental submission made on February 24th which was a letter from the golf course architect that addresses the need for modification to the golf course that result in tree removal, siting that the game itself has changed enough through technical advancement in equipment which has made it such that players can hit the ball harder and farther and that these advancements make it so that design needs to be adjusted as a safety issue requiring the widening of the fairways. Ms. Grey said that they received additional comments from the towns Landscape Architect requesting a tree survey. Ms. Grey said that doing a tree survey for a project of this size is not feasible but that the code allows them to ask for a waiver which they are requesting because the conditions of the site warrant the waiver and that a tree survey would not provide meaningful additional information to the Board because they have already quantified in terms of acres and shown on the plans where the tree removal will be. Ms. Ley said that other applicants in similar situations have been asked to survey a limited portion of the site and then project out on the full area tree removal. Ms. Ley said that would give them the opportunity to see the general size and character of that forested area that is going to be removed. Ms. Ley said that another option is to use LiDar or some other digital surveying means. Ms. Grey said that they can look into that if they were going to pursue that limited survey but they would ask that the submission deadline for the next meeting be extended so that they can get someone out there. Ms. Ley said that she is fine extending the deadline and asked if they could get it in a week before the meeting. Ms. LoGuidice said that would be fine. Chairman LaPerch said that any review of the wetland at this point is still a work in progress according to the notes. Ms. Ley said that she was part of a call. Chairman LaPerch asked if it was timely to have them do this or is she comfortable with the call and it will be memorialized in the presentation or will it change. Ms. LoGuidice said they do not believe it will change. Ms. Grey said she does not believe it will in any meaningful way. Ms. Grey said she would turn it over to Mr. Fleisher to talk about the wetland mitigation plans. Chairman LaPerch asked if he was on that call with the Wetland Inspector, Town Planner and Ms. LoGuidice. Mr. Fleisher said yes. Chairman LaPerch said you can describe the results of that meeting. Mr. Fleisher said the takeaway from the meeting with Bruce Barber is that he wanted to understand what was being planted in the wetland mitigation areas and wanted the information quantified better as well as wanting more variety of species which is what the plans being presented reflect. Mr. Fleisher said there are two drawings and on the northern portion of the property they will be planting about 340 native trees, including red maple and American elm, as well as 900 shrub species including spice bush, pussy willows, sweet pepper bush, chokeberry, winterberry and blueberry. Mr. Fleisher said on the south side there is some mitigation along the wetland areas which are not really wooded but there are a lot of shrubs. Mr. Fleisher said they explained to Mr. Barber why they chose these areas based on hydrology and the survival rate of these plantings and he agreed that it was a good area for it. Mr. Fleisher said there are about 1000 shrubs going into that area. Mr. Fleisher said that they also have an herbaceous layer of about 98 pounds of specialized back web in

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the wetland adjacent areas. Chairman LaPerch polled the Board and the public. Ms. Ley said that the public hearing is still open and the next big step in the process is the SEQRA determination. Ms. Ley said that there are still a couple of things they would like to see tied up before recommending that be made but it could possibly be done at the next meeting if they are able to meet submission deadlines at which point they can be referred to the Town Board for a Special Permit. Chairman LaPerch read Boardmember Eckardts notes which said she is very concerned about the tree cutting and removal as well as the mitigation plan for the wetland. The Motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

4. **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. Engineer Peder Scott appeared before the Board to represent this project. Mr. Scott said that they were asked to locate all the trees within a 6.5 acre area of disturbance which is a high density red maple forest. Mr. Scott said they hired a drone and surveyed the site to create LiDar images from which they determined the size of the trees. Mr. Scott said that they now have a tree preservation plan which consists of the driveways, including the common driveway for Lots 1, 2, and 3, to mitigate. Mr. Scott said they changed the subdivision around to miss some of the significant trees. Mr. Scott said they have 48 acres and this is about 6.5 acres in the middle. Mr. Scott said that they reduced the disturbance count by about 30 trees and then the proposed mitigation plan. Mr. Scott said they emphasized the mitigation to eliminate issues with the neighbors. Mr. Scott said they have a conifer buffer area with the neighbor adjacent to Lot 1 and then another one along the entrance to Milltown Road where there is a historic buffer requirement as a scenic road. Mr. Scott said they have another conifer buffer along the retention basin proposed at the entrance and another conifer buffer along Lot 4 and the neighboring property. Mr. Scott said they addressed all issues with Hahn Engineering for some studies they wanted regarding increases in stormwater. Chairman LaPerch said so what do you owe us. Mr. Scott said per his meeting with Wetland Inspector Bruce Barber they are disturbing an acre upon entering the property and the landscape architect put together an option for mitigation but they did not like the first idea so now they plan to put in some biomatting and specific wetland plant to serve as a buffer around the two wetlands creating a barrier between the disturbance and the wetland. Mr. Scott said they are putting a plant list together because they are bioengineering the buffer. Chairman LaPerch read Boardmember Eckardts notes which said all new planting need to be fenced to minimize deer damage and neighborhood views. Chairman LaPerch said Boardmember Eckardt would like to see 6-8 feet for the Norway Spruce plantings. Chairman LaPerch polled the Board. Ms. Ley said the call was productive and Bruce Barber is expecting to receive some revised plans that memorialize what was discussed so they are not ready to recommend a SEQRA determination, but they are getting close. Mr. Scott said he submitted to the DEP who may contact Ms. Ley. Ms. Ley said ok. Chairman LaPerch asked if anyone from the public was there for comment. The Motion to Continue the Public Hearing to March 23, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

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- 5. 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. Engineer Tim Allen appeared before the Board to represent this project. Chairman LaPerch said you met with the neighbors regarding visual impacts. Mr. Allen said yes he met with two neighbors and prior to having met with them they focused on two areas of the landscape plan and they planned for a berm to be heavily landscaped and so will the other side that will have evergreen trees. Chairman LaPerch said the issue is the entrance from the towns standpoint. Mr. Allen said they have added plantings at the entrance. Mr. Allen said the lighting plan conforms to the Town Code but they did discuss doing some shielding on the lights with the neighbors. Mr. Allen said that added a canopy since the last meeting and they are going to try to match the barn type of feel so the facades will match and it won't look like a gas station. Mr. Allen said the lighting for the canopy... its not a gas station and is not intended to be, so the lighting is not designed to attract and these lights are recessed directly down. Chairman LaPerch said this is a fueling station. Mr. Allen said fuel station with a place for the drivers to get coffee. Chairman LaPerch asked if he could present from an architectural standpoint what the materials and colors would be or if that has to happen at a later date. Mr. Allen said he would like the Board to consider a Negative Declaration and they can come back for the architectural. Chairman LaPerch polled the Board. Boardmember Pangis said there were neighbors at the last meeting who were concerned about noise and lighting and asked if there were any productive offline conversations with them since there is no one present tonight. Mr. Allen said we had a meeting with the neighbors that were at the last meeting on Friday. Boardmember Pangis asked if they were satisfied with what they are proposing. Mr. Allen said yes it was a productive meeting. Boardmember Rush asked if there is lighting underneath the canopy. Mr. Allen said yes. Boardmember Rush said it does not seem to be reflected in the lighting plan. Mr. Allen said he could give them the specs because it is a specific downlight. Boardmember Rush asked if they would be on around the clock. Mr. Allen said they could probably put it on a timer. Boardmember Ferrito asked if it was recessed or surface downlighting. Mr. Allen yes it is recessed. Boardmember Ferrito said and the pole lighting will have shields and will be downlights. Mr. Allen said they are downlights already but they are looking at additional shielding. The Motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Pangis and passed all in favor. The Motion to Adopt a Negative Declaration Under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor. Chairman LaPerch asked Ms. Ley to explain next steps. Ms. Ley said have a couple of comments that need to be addressed and then they can submit for final.

- 6. 1460 ROUTE 22, 1460 Route 22, Tax Map ID 57.-1-14** – This was a Public Hearing to Review of an Application for a Site Plan. Engineer Ralph Alfonzetti and Owner Michael Rossi appeared before the Board. Chairman LaPerch said for the public this is the old orchid property behind the Shell. Mr. Alfonzetti showed the plans to the public and said they are proposing an outdoor storage area to be fenced. Mr. Alfonzetti said the last time they submitted they had some area variance that were cleaned up and are no longer required but that they still need three variances for lot depth, lot width and area of the lot. Chairman LaPerch said the greenhouses are going to stay up and use the greenhouse offices

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as the principal use and you are in front of the Board to get the ability to have storage outside. Mr. Alfonzetti said that is correct. Chairman LaPerch asked if they could tell the public what it will be used for. Mr. Rossi said he wants to use it for equipment storage. Chairman LaPerch asked what kind of equipment. Mr. Rossi said construction. Chairman LaPerch said do you have guys out early and back in early. Mr. Rossi said there is not that much frequency. Chairman LaPerch asked if there would be any weekend use. Mr. Rossi said no. Mr. Alfonzetti said this is specialized construction equipment which is not going in and out daily. Mr. Alfonzetti said it would leave the site in the early morning and stay at the construction site from a week to 6 months but it is not an every day occurrence. Chairman LaPerch polled the Board. Boardmember Pangis said at the last meeting they were going to look into the height of the equipment and what would be visible from Route 22. Mr. Alfonzetti said the elevation of the storage area is approximately 514 and the elevation of Route 22 in front of the gas station is about 528 so 14 ft. higher than where the equipment will be stored. Mr. Alfonzetti said there are some rigs that can get up high but when they are stored they are laid down. Boardmember Pangis said so we are not concerned about anything vertically being seen from Route 22. Mr. Rossi said no. Chairman LaPerch asked if this heavy equipment would be stored on top of the septic in the parking area. Mr. Alfonzetti said no the storage area showed on the plans where the septic and storage areas are. Ms. Ley said it has to drive over the septic though. Mr. Alfonzetti said you do but it has been driven over many many times and he believes the septic is a galley system so they are concrete. Chairman LaPerch said it was brought up as an engineering concern so please address it in your comments back. Boardmember King asked if there are cranes and aerial equipment or scaffolding. Mr. Rossi said it is mostly drill rigs. Chairman LaPerch asked if anyone from the public was there for comment. The Motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor. The Motion to Declare Lead Agency Under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Pangis and passed all in favor. Chairman LaPerch asked for the next steps. Ms. Ley said they need to address outstanding consultant comments and resubmit to the Board and then they can consider a SEQRA determination.

- 7. MARVIN MOUNTAIN TOWER REPLACEMENT, 87 Hillside Park, Tax Map ID 67.-1-38.-1 and 67.-1-38.-2** – This was a Public Hearing to Review an Application for Preliminary Approval of Site Plan. Attorney Jacqueline Phillips Murray and Jason Dickey from TRC Companies appeared before the Board. Ms. Murray said they are in front of the Board to replace its existing 160 ft. tower with a 180 ft. self-supporting lattice tower. Ms. Murray said the increase in height is needed to support two new microwave antennas and overall, the existing tower is structurally failing according to current standards. Ms. Murray said since they were last in front of the Board revisions were made to the site plan in which they omitted the proposed construction turnaround and staging areas which resulted in a drop in the area of disturbance under 5,000 sf. and they also reduced the clearing of clears so only two trees greater than 8 DVH will be removed in addition to some brush. Chairman LaPerch polled the Board. Boardmember King asked if it was a possible to make the tower look like a tree. Ms. Murray said it is a self-supporting lattice tower and because it is going to be supporting microwave antennas the lattice design is preferred as opposed to a monopole which is conducive to have camouflage on it because the lattice design has less sway to support the microwave system. Ms. Murray said the other aspect is

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whether or not the monopine would be fitting in the environment and that the existing tower has already been in the view shed for decades as well as the adjacent tower owned by American Tower Corp. and because it is already visible at the ridgeline camouflaging it might actually increase the visibility and the bulk of what can be seen. Boardmember King said it is a replacement so eventually the guide tower will come down. Ms. Murray said correct but what is going to replace it is a lattice system and a monopine or monopole is not what is used to support microwave antennas because it has sway. Ms. Murray said that the proposed replacement tower will have an immeasurable difference in visibility from what is already there. Chairman LaPerch said so basically it will look weird. Ms. Murray said yes. Chairman LaPerch asked if anyone was there for public comment. Ronald Whitlock of 65 Hillside Park and Dena Hickey of 66 Hillside Park appeared before the Board. Mr. Whitlock asked what sort of tower it is. Ms. Murray said currently there are two towers existing next to each other on a 66 acre parcel, a 130 ft. tower owned by American Tower Corp. that supports commercial wireless telecommunications and the tower that NYSEG is proposing to replace is proprietary and supports land mobile radio antennas that are used by its personnel and to communicate to equipment in the field so that NYSEG can monitor the health of its electrical distribution system and more quickly and efficiently have real time data to address outages and increase the reliability of the system. Mr. Murray said the purpose of the microwave antennas is to backhaul radio communications from other sites that don't have a backup fiber link for redundancy and the structure is considered critical infrastructure. Mr. Whitlock said he knows that meters got changed and eventually no one will come to homes to do readings and asked if this is part of that. Ms. Murray said she can't answer if this will serve those meters but these radio antennas do monitor the reclosers on utility poles in the area so these are all updates to modernize the grid to get real time data. Mr. Whitlock asked if there will be blasting. Ms. Murray said no. Mr. Whitlock asked if there will be weekend work. Ms. Murray said no. Mr. Whitlock asked how long the project will take. Ms. Murray said usually to put up a tower takes about six to eight weeks but she would estimate 3-4 months because a tower needs to be removed. Mr. Whitlock said his biggest concern is that the road is a single lane road that has a lot of potholes and with trucks going in and out if there are repairs required to the road after this project will that be guaranteed by NYSEG or the Town to repair. Ms. Murray said if they damage the road then they have to repair it but as part of this project also the access drive that is existing is going to have some gravel added to improve the conditions. Ms. Murray said that the plan has been modified so there is no turn around area or staging area and the plan is to actually have construction vehicles start at NYSEG's service center in Brewster and do a lot of the staging there in order to eliminate the need for greater disturbance. Mr. Whitlock said the retaining wall there is already failing. Chairman LaPerch said they are going to have to work through the Town Engineer with the plans and if they think there is a structural issue it is on them. Ms. Hickey said that the road that goes to the tower is a mess and you can't put big construction vehicles on it up there. Ms. Hickey said she has been there 38 years and has watched the towers grow and they did a project prior to adding to the adding to the tower that was loud, noisy, dirty and long. Ms. Hickey asked what the plan is if they need a cherry picker that you can't get up there. Mr. Dickey said you are talking about the unimproved access road that is private. Ms. Hickey said not the road that the town plows that's gravel and has potholes and trees down in it. Mr. Dickey said the initial plan was to have semi-trucks up there to unload and stage which required a larger

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footprint of disturbance and to minimize that they got rid of that and the semis will stay down at the surface yard in Brewster and it will be smaller loads in smaller vehicles. Mr. Dickey said he was up there earlier in the day and had no problem getting up there. Chairman LaPerch said the bottom line is that they are responsible for health and safety issue to provide a site that is OSHA ready and if you have a problem, you can call the town building department and report a safety issue that is impacting them. Mr. Dickey said the gravel for resurfacing is just to improve traction and the idea for making multiple trips was born from geotechnical crews getting a drill rig up there earlier this summer so that is the model we are following. Ms. Hickey asked when they are starting. Chairman LaPerch said the need approval from the Planning Board first but they are a couple months out. Mr. Whitlock asked who they contact if they need to voice concerns. Chairman LaPerch said we are your contact but I would like you to speak outside and exchange contact information to make sure the neighbors are comfortable. Ms. Hickey said she lives right next to this so how does that affect me and my property. Mr. Dickey said he thinks just traffic during the construction phase. Ms. Hickey said what about the trees that you are cutting down. Ms. Ley said that they originally had a larger area of tree removal which has been reduced quite a bit. Ms. Ley asked when they calculated the area of disturbance if they included the road improvements. Mr. Dickey said not the resurfacing of the gravel road because it's not really a disturbance. Chairman LaPerch said you still have some work to do but speak to the neighbors. Ms. Hickey asked if they will be at the next meeting. Chairman Laperch said yes on the 23rd and the consultants still have questions so there will be more clarity. The Motion to Continue the Public Hearing to March 23, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The Motion to Declare Lead Agency Under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

- 8. RRACI'S STARR RIDGE ROAD, 3433 Starr Ridge Road, Tax Map 68.-2-70** – This was a Continued Public Hearing to Review an Application for Site Plan and Conditional Use Permit. Noone appeared before the Board to represent this project. Chairman LaPerch said there is nothing new at this point, they have some work left to do so we are just continuing this. The Motion to Continue the Public Hearing to March 23, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

REGULAR SESSION:

- 1. SALINGERS AMENDED SITE PLAN, 200-202 Guinea Road, Tax Map 78.-1-87** – This was a Review of an Application for an Amended Site Plan. Engineer Nick Gaboury from Bibbo & Associates, Architect Michael Bevivino and Owner Tim Salinger appeared before the Board. Chairman LaPerch said since we last saw you there are a few things from the last Site Plan that have been completed. Mr. Gaboury said they were before the board in 2023 approved in 2024 for a Site Plan for the Orchard in which they were going to add to the farm building to extend the bakery with a small office and redo the parking lot. Mr. Gaboury said what is highlighted on the plan is what has been approved so far with the bakery, office, new parking, new entrance and exits, and a small agricultural

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storage building. Chairman LaPerch said that is the red building. Mr. Gaboury said yes. Mr. Gaboury said they had stormwater treatment and drainage that they worked on with Town Highway Superintendent Mike Burdick complete in 2024. Mr. Gaboury said during that process an event space was part of the project but was eventually taken off due to concerns, including traffic. Mr. Gaboury said as part of this submission they had a traffic consultant submit a study but they believe the barn proposed and planned event space would not cause a traffic issue. Mr. Gaboury showed the new plan with barn, outdoor seating area and parking associated with the event space which would be an existing gravel road that would be improved and then showed where overflow parking would be which is similar to what they use now for apple picking season. Chairman LaPerch said this building is about 6500 sf. and occupancy is a little confusing but is it a 200-seat facility. Mr. Bevivino said something closer to 300 would be permitted by code but they are only looking for 200-person occupancy. Chairman LaPerch asked for the hours of operation. Mr. Gaboury said the same as previously proposed for the main building, which is until 10 pm, and on occasion for the larger events they may go to midnight for a wedding or something that would happen a couple of times a year. Mr. Gaboury said they proposed some lighting for the property, including preliminary lighting which needs to be updated per Town Code and photometrics for the next submission. Mr. Gaboury said all the lighting around the parking area is low level lighting, pathway lighting and some wall mounted lighting for the barn. Chairman LaPerch said he thinks this is going to be a traffic issue because it was a hot button issue the first time around. Chairman LaPerch said did your study say there will be no negative impact. Mr. Gaboury said they determined there will be no negative impact based on the traffic levels now and the site use now in which they have some high traffic days now that they manage. Mr. Gaboury said he knows the roadway has some limitations and the town was trying to get some of them enhanced but he can talk to Mr. Burdick. Chairman LaPerch said you can also talk to the new Town Supervisor who happens to be here. Chairman LaPerch said the Board may have a hard time understanding the traffic mitigation. Chairman LaPerch asked Ms. Ley if the consultants have had a chance to review the study. Ms. Ley said they did review the traffic study and there are a number of substantive comments that they would like to see addressed before they can be in agreement. Chairman LaPerch polled the Board. Mr. Ferrito said that the traffic is good during normal hours but when you have a big event where they all get out at once the issue may arise of getting in and out of that road. Ms. Ley said that it is usually during off-peak hours when that happens. Mr. Gaboury said that the traffic issues are commuter relate, and those peak hours when commuters are driving through town do not conflict with the off-peak hours of the events which is stated in the study. Mr. Gaboury said the consultants have reviewed the planners comments and have put together a list of initial responses and tackling those issues but they should work directly with the towns consultants. Ms. Ley agreed and said if they would like to set up a call that can be done. Mr. Salinger said he is out of the country right now. Ms. Ley said they had agreed to some parameters on the traffic study over a year ago, so they were reviewing it against those parameters. Mr. Salinger said the highest traffic times now are 3pm-5pm during the week, which would not conflict with weddings or weekend events and during the fall we do thousands of cars coming up for apple picking so we don't think it will be a problem. Ms. Ley said to do some counts during the peak time. Boardmember Pangis

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said he recalls for a lot of the neighbors the issue was coming off Deans Corner and down but the concern on this side is off Fields Lane up to Salingers and the dog leg turn some of which is in North Salem and wanted to know if the North Salem Highway Department has been engaged. Mr. Salinger said the North Salem side has been widened and is the widest part of the road so there is no issue on the North Salem end and there is only one person who lives there in North Salem when the rest is Southeast. Boardmember Pangis said maybe the sign is misplaced but it seemed that the road really narrowed right by the North Salem sign and residential unit. Mr. Gaboury said he thinks the curve and the tightest part is right when you get into the Town of Southeast. Boardmember Pangis said ok then that is all our purview and that he would encourage Highway Superintendent Mike Burdick to be a big part of this conversation. Boardmember Pangis said in dealing with large events there are also larger vehicles not just passenger vehicles and that is a rough turn with single user vehicles and that is a real concern. Boardmember King said he is a big fan of Salingers but shares all the same concerns about the traffic. Boardmember Rush asked to see the landscaping plan. Mr. Gaboury said he did not have the latest one with him. Boardmember Rush asked why the pathway lighting is stopped to the other parking lots and why it wasn't extended. Mr. Gaboury said they could probably continue it up to that area but the area turns into gravel and they need to be placed where they won't be run over but they could add additional lighting. Chairman LaPerch said it is a work in progress. Boardmember Rush said they may also need lighting along the road in. Boardmember Rush said if we get snow like we just did maybe think about where you put it. Mr. Salinger said he does not think they will have many winter events but they have other parking up top as well. The Motion to Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Pangis and passed all in favor. The Motion to Classify as a Town of Southeast Major Project was introduced Chairman LaPerch, seconded by Boardmember King and passed all in favor. The Motion to Refer the Project to Putnam County Planning under GML-239m was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The Motion to refer the application the Town of North Salem was introduced by Chairman LaPerch, seconded by Boardmember Ferrito and passed all in favor. The Motion to Set the Public Hearing for April 13, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. Chairman LaPerch asked if the expansion of the bakery was complete. Mr. Salinger said they did not start construction and that they just got approval from Putnam County DEP on December 17th. Chairman LaPerch said that's a long time. Mr. Salinger said 2 years and 4 months.

2. **APAP LAND MANAGEMENT, 1912 Route 22, Tax Map ID 35.-2-6** – This is a Review of an Application for a Final Approval of a Site Plan. Engineer Paul Pelusio and Owner George Apap appeared before the Board. Chairman LaPerch said I believe you have addressed the issues. Ms. Ley said that is correct. Chairman LaPerch polled the Board. Boardmember Rush asked if the shutters are staying. Mr. Apap said he thinks they are staying. Chairman LaPerch said it is a nice looking building. The Motion to Grant Final Site Plan Approval and Conditional Use Permit was introduced by Chairman LaPerch, seconded by Boardmember King and passed in a roll call vote of 6-0. The Motion to Recommend a Performance Bond to the Town was introduced by Chairman LaPerch, seconded by Boardmember Pangis and passed all in favor.

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3. 157 & 159 NICHOLS ROAD, 157 & 159 Old Nichols Road, Tax Map ID 68.-1-27.2 –

This was an Architectural Review of an Application for an Accessory Residential Structure. Jamie LoGiudice from Insite Engineering and Eli Zimmerman from Kane Construction appeared before the Board. Ms. LoGiudice said they are before the Board for Lot 4 of the Old Nichols Road subdivision for a barn. Ms. LoGiudice said the only difference from the previous approval from last year is that there is a cottage proposed in lieu of the main residence because the owners want to move forward with a smaller structure. Ms. LoGiudice said they have reviewed the stormwater but they have not changed it and if they need to come back for it they can review it with the engineer. Chairman LaPerch said the cottage will be the principal house. Ms. LoGiudice said it is. Chairman LaPerch said then the barn and no big house. Ms. LoGiudice said not right now. Mr. Zimmerman showed renderings and said the siding is northeastern white pine in color ash grey and brown in the gable. Mr. Zimmerman said there are cedar shakes with natural finish and that the roof is GAF Timberline 30-year shingles in oyster grey and white. Mr. Zimmerman said there are Dutch doors but they are fake on the bottom which will have wood trim and the top is aluminum coated white and then tempered glass. Chairman LaPerch asked how many stalls. Ms. LoGiudice said fifteen. Boardmember Rush said it looks architecturally nice, the colors are nice but good luck with the wood. Mr. Zimmerman said it seems this area still likes wood. Boardmember Rush said horses like to chew it. Mr. Zimmerman said it will all come repainted. Boardmember King asked how they have 15 stalls and if there is storage somewhere. Mr. Zimmerman said usually you have wash stalls, groom stalls, feed rooms, pack rooms, an office so an odd number of stalls is normal. Ms. LoGiudice showed the layout to the Board showing additional tool rooms, tacks rooms and showers. Chairman LaPerch said this is one of how many equestrian center type lots previously approved. Ms. LoGiudice said there are no equestrian centers only farms but there are 4 others. The Motion to Grant Architectural Approval for an Accessory Residential Structure was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

4. FORTUNE RIDGE ROAD DEDICATION, Serenity Ridge Lane, Drewslift Drive, Dreyfus Ridge Lane and the remainder of Stonehollow Drive –

This was a Consideration of the Release and the Recommendation of a Bond to the Town Board. Debra Bloomer appeared before the Board. Ms. Bloomer said she is there for the dedication of the remaining roads at Fortune Ridge, which is the remainder of Serenity Ridge, the top of Stonehollow, all of Drewslift and Dreyfus Ridge have been inspected by the engineer and Mike Burdick and they believe all requests have been satisfied. Chairman LaPerch said you also need an adjustment in the bonds. Ms. Bloomer said yes. Chairman LaPerch said that's why he wanted Town Attorney Willis Stephens involved because it is a big reduction. Ms. Bloomer said this project started long before her with substantial bonds attached and right now stands at about 4.8 million dollars bonded a lot of which is related to water and utility that had to be put in. Ms. Bloomer said that road infrastructure and drainage infrastructure has been in for a long time and has been functional. Ms. Bloomer said they top-coated the roads this year. Ms. Bloomer said the amount of the bond and because of their arrangement with Toll Brothers, who closed on the property on March 2nd, there is an agreement that Toll Brothers is responsible for any damage to the roads during the construction of the remaining lots and Glickenhuis is

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responsible for failures or defects in the roads. Mr. Stephens said you are looking at this as a normal subdivision which you can get normal bond reductions during the course of construction but never more than 50% of the total so that is why you are 4.8 no. Mr. Stephens said you can't come back and ask for another reduction so what is happening here is that because you decided to sell out the balance of the lots but finishing the roads and infrastructure. Mr. Stephens said that normally when a subdivision is complete you get a bond release because the roads are done and dedicated and the reason for the bonding is to ensure that the people who are buying homes there are going to have roads that are properly constructed and maintained. Mr. Stephens said we are going a little outside the box to accommodate your business decisions. Mr. Stephens said the Town has been diligent in trying to accommodate even though it is contrary to our standard procedure. Mr. Stephens said as he understands it the roads are fully complete all roads. Ms. Bloomer said yes they are fully complete and the last thing they were asked to do was to back up the curbs which has been done and they have been inspected by Joe Dillon and Mike Burdick. Mr. Stephens said but the dedication is not complete. Ms. Bloomer said that is partially why she is there tonight to start that process. Ms. Bloomer said that once that is done they are looking for a full release and then to hold whatever maintenance bond that the Town needs. Chairman LaPerch said the dedication allows the school buses to go in and mail to get delivered correct. Mr. Stephens said we can take the roads by dedication which means we own them but the school district does not have to send the buses in there. Chairman LaPerch said that the houses are going to be under construction after the roads are dedicated so is the bond is to cover repair and maintenance. Ms. Bloomer said yes she understand that they need a bond for any failure or defect and that Toll is working with Hahn Engineering who is requiring a bond for damage and maintenance. Ms. Bloomer said she thinks they are both putting up a bond. Mr. Stephens said the million plus is being put up by Glickenhau. Ms. Bloomer said the letter from Joe Dillon said yes but she is there to maybe argue that that number may not be needed. Ms. Bloomer said there is also a letter from Hahn with regard to Tolls project stating that they required a maintenance bond for damage. Mr. Stephens said the individual lot requirements may only apply for erosion and sediment control which would apply to many lots going forward. Ms. Bloomer said there is also a reference to a maintenance bond for the roads in that correspondence. Mr. Stephens said I would expect it to play out when the roads are accepted by the Town and documentation is done for taking over the drainage district that Glickenhau would seek the release of the current bond and the Town would look for something else to be posted and asked who would be posting the new bond. Ms. Bloomer said that she thought Glickenhau would be required to post something but that Toll will also. Mr. Stephens said 200,000 is not going to cover it. Ms. Bloomer said she does not know the amount. Secretary Lester said that the bond of 4.8 can be released with the establishment of the 1.5 million dollar bond. Ms. Bloomer said correct. Ms. Lester said is the Hahn bond you are talking about associated with an MS4 because I don't know anything about that bond from Hahn. Mr. Stephens said he thinks the 1.5 is the entirety of the maintenance bond for the road system. Mr. Stephens asked if Glickenhau wants it to be less than two years. Ms. Bloomer said she will do whatever the Town says but she was hoping they could consider it since the roads have been established. Mr. Stephens said he thinks what Hahn is saying and he will differ to them but that those extra monies are MS4 requirements or spot

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damage requirements based on construction of certain houses which he can't speak to. Chairman LaPerch said that the memo from Joe Dillon recommends that the bond be held for two years to cover defects but also any damage that occurs and further says that with the establishment of the new bond, that the current pavement repair bond of \$286,621 may be release. Secretary Lester said that is actually part of the 4.8 million dollar bond. Chairman LaPerch said ok so you are on the hook for 1.5 million. Ms. Bloomer said the question is if Toll is being asked to put up a bond for the damage to the roads and I asked Joe Dillon if he could apportion it because they were putting up a bond so it seemed like the 1.5 was damage plus failure and wanted to know if there bond could offset this. Mr. Stephens said there was an understanding that there would be some bonding in place until the last CO was issued but these homes might not be built out in two years so there will have to be some continuance of the bond after two years if you still have lots to go. Chairman LaPerch said that is a good point. Mr. Stephens said he does not know if that is something Toll should address. Ms. Bloomer said that is the agreement between the parties is that Toll would be posting. Ms. Ley said it does not memorialize who puts the bond up. Ms. Ley said the Towns position is that 1.5 million needs to be posted that is good to the last C of O and that it is between you and Toll who pays that bond. Ms. Blomer said ok that makes sense. Chairman LaPerch said I would like you revisit this in a letter that states who is responsible to the last CO that Mr. Stephens brought up and we will move this to the next meeting to finish. Boardmember Rush asked how many homes are being serviced by the roads being dedicated. Ms. Bloomer said there are 35 lots. Boardmember Rush said how many are built already. Ms. Bloomer said sorry 58 are complete and 45 are being developed. Boardmember Rush asked if there will be an HOA for people to maintain the drainage basins. Mr. Stephens said its handled as a district. Boardmember Rush said Carraige Hill backs up to that and there is a grass fire lane. Ms. Bloomer said there is an access road. Chairman LaPerch said yes it cuts through to Carraige Hill. Boardmember Rush asked if that is maintained by the HOA or the Town. Ms. Ley said the HOA. Ms. Bloomer said I don't know. Chairman LaPerch asked if she could get an answer for the next meeting. Chairman LaPerch said you have two deliverables, clarity on the bond and the HOA road issue. The Motion to Recommend Dedication of the Road to the Town Board was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor.

The motion to Approve the Meeting Minutes of February 9, 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.

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