

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

November 10, 2025

Present: Chairman Thomas LaPerch; Vice Chairman David Rush; Boardmembers Jim King, Lynne Eckardt, Robert Ferrito, and Christopher Galli; Town Planner Ashley Ley; Secretary Jackie Lester

Absent: Boardmember George Pangis, Town Attorney Willis Stephens

Pledge of Allegiance

Introduction

PUBLIC HEARINGS:

1. **RRACI'S STARR RIDGE ROAD, 3433 Starr Ridge Road, Tax Map ID 68.-2-70** – This was a Public Hearing to Review an Application for a Site Plan and Conditional Use. Jamie LoGiudice of Insite Engineering appeared before the Board. Chairman LaPerch said that this project is not ready to present a Public Hearing yet. Ms. LoGiudice said that is correct and asked that the Public Hearing be adjourned to the January 12, 2026 meeting. The Motion to Adjourn the Public Hearing until January 12, 2026 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.
2. **GRACE ASSEMBLY OF GOD, 510-520 Route 312, Tax Map ID 45.12-1-9** – This was a Public Hearing to Review an Application for an Amended Site Plan and Special Permit. Jamie LoGiudice of Insite Engineering appeared before the Board. Chairman LaPerch said that this project is not ready to present a Public Hearing at this time. Ms. LoGiudice said that is correct and asked that the Public Hearing be adjourned to the December 8, 2025 meeting. The Motion to Adjourn the Public Hearing until December 8, 2025 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

REGULAR SESSION:

1. **TEBBENS SUBDIVISION, 252 Milltown Road, Tax Map ID 58.9-1-3** – This was a Review of an Application for Final Subdivision Approval and a Conditional Use Permit. Engineer Paul Lynch appeared before the Board. Mr. Lynch said that this is the two lot subdivision on Milltown Road. Mr. Lynch said that they went to the Historic Sites Commission and they had requested that the project put notations on the plans not to cut down any trees within 50 ft. of the right of way which was added. Mr. Lynch said that there was one note missing off the final plat which talked about taking out the stone wall to cut in the driveway and then to take those stones and close off the older driveway on the other lot. Chairman LaPerch polled the Board. Boardmember Eckardt asked if it would all be enshrined in the resolution. Chairman LaPerch said yes. The Motion to Grant Final Approval of a Subdivision was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed in a roll call vote of 6-0. The Motion to Grant a Conditional Use Permit for an Accessory Apartment was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed in a roll call vote of 6-0. Chairman LaPerch asked what the next steps are. Town Planner Ashley Ley said that they need to meet the conditions of the final approval and then they can have the plat signed. Mr. Lynch said that they will get the note added regarding the wall.
2. **PPPM LAND DEVELOPMENT, Bradford Court, Tax Map ID 36.-1-1** – This was a Review of an Application for Final Subdivision Approval. Engineer Paul Lynch appeared before the Board. Mr. Lynch said that this is the Green Chimneys project that abuts Maple Avenue. Mr. Lynch said that they are breaking off a 3.5 acre lot for an individual residence. Chairman LaPerch said that this project has been going on a long time. Chairman LaPerch polled the

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PLANNING BOARD / ARB MINUTES
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Board. The Motion to Grant Final Approval of a Subdivision was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed in a roll call vote of 6-0.

3. **ALTON INSTRUMENT & ELECTRONICS CORP., 16 Mount Ebo Road, Tax Map ID 46.-2-29**– This was a Review of an Application for a Conditional Use Permit. Chairman LaPerch recused himself from this application. Owner Evan LaCava appeared before the Board. Boardmember Eckardt asked if there was any landscaping. Mr. LaCava said no he is just moving in as a tenant. Boardmember Rush said there are three actions to take tonight. The Motion to Classify the project as a Type II Action under SEQRA and a ToSE Minor Project was introduced by Boardmember Rush, seconded by Boardmember Eckardt and passed all in favor. The Motion to Refer the Application to Putnam County Planning under GML-239m was introduced by Boardmember Rush, seconded by Boardmember King and passed all in favor. The Motion to Waive the Public Hearing was introduced by Boardmember Rush, seconded by Boardmember King and passed 5-1 with Boardmember Eckardt opposed because she believes Public Hearings should not be waived.

4. **PARLATO-FEDER LOT LINE ADJUSTMENT, 305-315 Dingle Ridge Road, Tax Map ID 58.-1-7 and 27** – This was a Review of an application for a Lot Line Adjustment/Minor Subdivision. Boardmember Rush recused himself from this application. Owners Lawrence and Lynne Feder appeared before the Board. Town Planner Ashley Ley said that there are three lots, and they are proposing to extinguish one of the lot lines and shift the other one. Ms. Ley said that both lots are oversized for the Zoning District, one lot would be almost 27 acres and the other about 32 acres. Ms. Ley said there is no construction planned. Mr. Feder said that is correct. Ms. Ley said that they did confirm that their septic and wells would remain on the properties and nothing is crossing the boundaries. Ms. Ley said that there was a memo requesting to verify that and that the actions were to classify the project as Type II under SEQRA which means there is no potential for an environmental impact, classify the project as a minor subdivision, the project needs to be referred to Putnam County Planning and the Town of North Salem, and a Public Hearing needs to be set. Boardmember Galli asked what the motivation was to adjust the lot lines since they are going to lose a lot. Mr. Feder said that it becomes a bigger lot. Boardmember Galli said for a bigger parcel then. Mr. Feder said yes. Boardmember Eckardt requested that they bring a survey to show at the Public Hearing. The Motion to Classify the project as a Type II Action Under SEQRA and a ToSE Minor Subdivision was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor. The Motion to Refer the Application to Putnam County Planning under GML-239n was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor. The Motion to refer the project to the Town of North Salem was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor. The Motion to Set the Public Hearing for December 8, 2025 was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

5. **CENTENNIAL GOLF PARKING, 8-15 Centennial Lane, Tax Map ID 44.-1-1** – This was a Consideration to Recommend a Bond to the Town Board. Noone appeared before the Board to represent this project. The Motion to Recommend a Performance Bond to the Town Board was introduced by Chairman LaPerch, seconded by Boardmember Ferrito and passed all in favor

6. **BYRAM CONCRETE, 31 Fields Lane, Tax Map ID 78.-2-74** – This was an Architectural Review of an Application for a Sign. Noone appeared before the Board to represent this application. Ms. Ley said that if anyone has any questions about the application and no one is there to answer them, they should be put on the next agenda. Chairman LaPerch polled the

**TOWN OF SOUTHEAST
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November 10, 2025**

Board. Boardmember Rush said that he wanted to know if the other sign was staying and they were adding this sign to the other side of the road. Chairman LaPerch said that there was no sign up for Brewster Transit in that location when he drove by earlier in the day. Boardmember Rush said that they may not be thinking about the visibility of the sign. Boardmember Eckardt said lets put it off to the next meeting if there are questions. Chairman LaPerch asked if it was the owners preference where the sign goes. Boardmember Rush said it is but wants to know why they decided to put it there. Boardmember Eckardt asked if it blocks any sightlines. Ms. Ley said that could be a concern. Chairman LaPerch said that it will be continued to the next meeting on November 24, 2025.

7. **CROWN CASTLE 1944 ROUTE 22, 1944 Route 22, Tax Map ID 35.-2-3** – This was a Review of a Request for Exemption from Site Plan Review. William Stone appeared before the Board. Mr. Stone said that there is an existing 110 ft. monopole in which T-Mobile is looking to swap out antenna equipment. Mr. Stone said that they are looking for an exemption to swap out three antennas and three remote radios. Mr. Stone said that there is a net reduction in loading from this swap because they are removing several items from the tower. Chairman LaPerch polled the Board. The Motion to Grant Approval of Exemption from Site Plan and Conditional Use Permit was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed in a roll call vote of 6-0.

8. **BREWSTER PLAZA, 979-989 Route 22, Tax Map ID 68.5-2-2** – This was an Architectural Review of an Application for a Sign. James Polinsky of Signs Ink appeared before the Board. Mr. Polinsky said there are currently two hideous steel poles. Boardmember Galli asked if that steel would be used and just installing an outer skin. Mr. Polinsky said yes, the existing poles would be wrapped in aluminum and install a new sign with tenant panels which will not be illuminated. Chairman LaPerch asked if there will be any landscaping underneath. Mr. Polinsky said no. Boardmember Ferrito asked why they weren't using vinyl. Mr. Polinsky said because it is a weird size. Boardmember Rush asked if all the tenants would be on the sign. Mr. Polinsky said yes. Boardmember Rush said that driving by he thinks the font will be pretty small. Mr. Polinsky said that it will be small, 2 3/4. Boardmember Rush said that it will be small. Mr. Polinsky said that the way the sign is low and tucked in... Boardmember Rush asked how many possible tenants. Mr. Polinsky said there are ten spaces on the sign. Boardmember King asked if this sign includes the lower lot. Boardmember King said that he doesn't think it will be readable. Mr. Polinsky said the sign is as big as it can be. The Motion to Grant Architectural Approval of a Sign was introduced by Chairman LaPerch, seconded by Boardmember King and passed by a roll call vote of 6-0.

The motion to Approve the Meeting Minutes of October 20, 2025 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.

November 21, 2025/JL

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