

---

**TOWN OF SOUTHEAST**  
**PLANNING BOARD/ARCHITECTURAL REVIEW BOARD AGENDA**

**July 14, 2025**

**7:00 p.m. Public Hearings / Regular Session**  
**Town Hall, 1360 Route 22, Brewster, NY 10509**

---

**PUBLIC HEARINGS:**

- 1. LAURA JO'S, 1591 Route 22, Tax Map ID 46.-1-18** – This is a Public Hearing to Review an Application for a Conditional Use Permit
- 2. BIG GEYSER, INC., 22 SUTTON PLACE, Tax Map ID 78.-2-16.3** – This is a Public Hearing to Review an Application for a Site Plan and Conditional Use Permit
- 3. 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

**REGULAR SESSION:**

- 1. FORTUNE RIDGE RECREATION CENTER, 8 Stonehollow Drive, TM 67.-3-79.2** – Consider Request to Recommend Release of Performance Bond to the Town Board
- 2. 10 BRUSH HOLLOW, 10 Brush Hollow Road, TM 68.-2-45** – This is a Review of an Application for an Amended Site Plan
- 3. 440 MILLTOWN SUBDIVISION, 440 Milltown Road, TM 47.-4-47** – This is a Review of an Application for a Major Subdivision
- 4. ENTERPRISE MOBILITY, 1052 Route 22, TM 68.-1-2** – This is a Review of an Application for Final Approval of an Amended Site Plan
- 5. DIBUONO, 105 Sherwood Hill Road, TM 47.2-38** – This is a Review of an Application for a Conditional Use Permit
- 6. ATLANTIS FRESH MARKET, 1481-1485 Route 22, TM 57.-1-8** – This is a Review of an Application for an Amended Site Plan
- 7. PUTNAM PREMIERE PROPERTIES, 1663 Route 22, TM 46.-3-15** – This is an Architectural Review of an Application for a Comprehensive Sign Program
- 8. TOLL BROTHERS AT FORTUNE RIDGE, 5 STABLEVIEW LANE, TM 78.-3-1 THROUGH 78.-3-27, 67.-3-35 THROUGH 67.-3-51, 67.3-76** – This is An Architectural Review of Proposed Changes to Fortune Ridge Models
- 9. 25 TEA HOUSE, 25 Tea House Lane, TM 67.16-1-29** – This is an Architectural Review of a Single-Family Home in a Subdivision

**APPROVE MEETING MINUTES FROM June 23, 2024**

**Agenda Subject to Change  
July 10, 2025/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#>