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From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Tue Jan 13, 2004 2:30 pm
Subject: Southeast Planning Board Meeting 1/12/04

Hello All,

Below is a much-too-long recap of last night's long, long Planning Board Meeting. Official minutes will be available within 2 weeks at the Planning Board.

Comments follow.

IMPORTANT NOTE: For 2004 the Planning Board (with the approval of the Town Board) had doubled its copy fees to .50 per page. A quick check with the NYS Committee for Open Government determined that fees can not exceed .25 per page without an act of the State Legislature. This will apply to all town agencies.

PUBLIC HEARING:

1. BARNES OFFICE/WAREHOUSE, 87 Fields Lane. This 10,000 sq. ft. office/warehouse is on 3 acres with 25 Parking spaces. There will be a pump-up septic. Questions centered on steep slopes (driveway on at least 15% grade) and incursion of driveway into wetland buffer area. The applicant is working with the DEP on wetland mitigation. There is a 10 day comment period.

2. OMNIPOINT COMMUNICATIONS (CELL TOWER), 87 Hillside Park- Neighbors had numerous questions concerning the 120' cell tower. Their concerns ranged from increased traffic on Hillside to the tower's proximity to homes (600 feet from nearest house.) There is already a water tower and NYSEG facility on Hillside. Residents asked what other sites had been considered and why they hadn't heard anything about this project prior to the notices received. No other specific sites were mentioned although Chairman Rohrman said the applicant had to sign an affidavit stating that there were no other comparable sites available. The applicant will look into locating the tower further back on the property. There is a 20 day comment period.

REGULAR SESSION:

1. TONETTA LAKE PARK IN-LINE SKATING RINK: The Board voted 7-0 declaring themselves lead agency and set the Public Hearing for 2/9/04.

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2. ISLANDIA FARMS EQUESTRIAN CENTER:Hickory Ridge Road- This 50 horse facility on 35 acres will house 1 manager, 5 grooms, 1 groundskeeper, the owner and their families. There will be 17 bedrooms on site. This project will need a special permit from the Town Board. Richard O'Rourke is the attorney for this project.

3.NORTHWATER GROUP, Fields Lane: The Board declared themselves lead agency (7-0) and set the Public Hearing for 2/9/04.

4.THE MEADOWS AT DEANS CORNER- Route 124:This project still needs 'easement crossing' permits from Algonquin Gas. The applicant continues to work with the DEP. The town has decided that they would like a Drainage District rather than a Homeowner's Association. The surrounding 'green space' will be managed by a Homeowner's Association and as it is a conservation easement can not be built on. DEC permits have been issued.

5. DURKIN WATER COMPANY, Fields Lane. Removed from agenda as there are outstanding code violation(s).

6. WATERVIEW ESTATES: Allview Avenue. This 5 lot subdivision is on 40 acres. This project is represented by Richard O'Rourke whose opening was, 'New plans, new engineer, new attorney.' to which someone on the Board responded 'old problems'. There are sightline problems with an extremely severe curb cut needed. There are already drainage problems on Allview. The proposed mitigation is to install catch basins near roadside which will then 'pipe water uphill'. This development consist of private roads and will need a 280a. The Board declared themselves lead agency by a vote of 7-0. The applicant asked for referrals to the Conservation Commission (wetlands) and the Town Board (280a) . These requests were denied as current policy is to refer after the SEQR process is complete.

7. SUBURBAN PROPANE: Route 6 Deferred due to code violations.

COMMENTS:

OMNIPPOINT:The proposed Omnipoint Cell Tower engendered the most discussion. Neighbors were disgruntled that they were unaware of this project until recently sent notices. Excellent questions were raised. Thank you to Ann Fanizzi for asking that the 10 day comment period be extended.

If the town website had been updated and/or had become more user friendly over the past year and a half it is conceivable that neighbors would have attended the two prior meetings re. Omnipoint and thus had earlier input.

I am told that the new and improved website will probably be up within a couple of months.

ISLANDIA FARM: Planning Board members did not seem happy with the permitted housing on the Islandia Farm project. There was some talk about a 3 to 5 year 'renewable' special permit to be issued by the Town Board. It would make sense for the town to reconsider current zoning regulations re. Equestrian Centers as the allowable housing problem will undoubtedly come up again.

WATERVIEW ESTATES: Waterview Estates sits on a 'challenging site. Just driving by the subdivision sign on Allview (close to the proposed curb cut) is an eye-opener. Although the project engineer referred to 'clearing' along Allview for sight line improvements and curb cut this is obvious 'engineer speak' for the extensive excavation work that will be needed to access the development. As for the catch basins that will 'pipe water uphill'- well, go figure. The engineer said that this technology is already in use in the Crosby Hill Subdivision. As there have been some drainage problems in Crosby Hill this aspect is worth watching.

DRAINAGE DISTRICTS: Drainage Districts came up twice last night. The problem with these districts is that they are, for the most part, implemented but then forgotten. I believe that Indian Wells, off Gage Road, is the only one actually taxing its residents and operating in Southeast. Although information regarding the number and identification of these districts has been FOILED this information has not been forthcoming. More importantly, if the approved subdivisions with Drainage Districts weren't on steep slopes and/or wetlands these districts probably wouldn't be necessary.

As always please feel free to e-mail me with any questions that you may have.

With best regards,
Lynne Eckardt

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