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From: "Lynne Eckardt" <midfarm@bestweb.net>

Date: Tue Feb 24, 2004 3:35 pm

Subject: Southeast Planning Board Recap 2/24

Hello All,

Below is, believe it or not, a very abbreviated recap of last night's long Planning Board meeting. As always these are not official minutes. Comments follow.

1.FOX RIDGE MOTOR INN: (John Gillen) Jim Nixon is representing the applicant. The Board asked if Mr. Gillen was in attendance (he was). The board stated that the residence on the property must remain a single family residence (unless a variance is granted in the future). The new motel will be within the Fox Ridge Motel's old footprint. It will have 60 rooms but no restaurant. This project will need Board of Health approval for the septic as additional rooms will be added. The same holds true for parking.

1. TONETTA LAKE PARK IN-LINE SKATING RINK: Pumphouse Road. The Board voted 5-0 with one abstention (new member David Rush). One absent giving the project a negative declaration.

2. NORTHWATER GROUP: Fields Lane. The applicant gave brief comments on the fertilizer that would be used on containerized plants. He assured the Board that once plants were under his care there were no pesticides used and fertilizers would be organic. This project is located on Holly Stream.

The Board voted 5-0 with one abstention granting a Negative Declaration.

3. WATERVIEW ESTATES, Allview Avenue. 5 lot subdivision The Board voted 5-0 (with one abstention) declaring themselves lead agency. There will be a public hearing on March 22nd.

4. HEWITT SUBDIVISION, Joes Hill Road. Continued review. The Board seemed to feel that the 'Resource Protection Plan' calculations were a little too close to call. This project still has to go before the ZBA for a variance(s). Peder Scott is representing this project.

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5. ARBORSCAPE, Fields Lane. Final approval was given by a vote of 5-0 with one abstention. On the banks of Holly Stream.

6. ROOT AVENUE SUBDIVISION: Root Avenue. 5 Lot subdivision. Traffic issues were reviewed. One lot has been eliminated because of drainage difficulties. This subdivision will be a drainage district. Peder Scott is representing this project and said that he had spoken to the Town Board regarding the Traffic Issues.

7. UNITED CEREBRAL PALSY, Mt. Ebo- A performance bond of \$663,000 was established.

8. CAMPUS AT FIELDS CORNERS: Pugsley Road off Route 312. There was a presentation given on the 'long, tortured' history of this project. In its present form there will be 143 single family units. The 237,000 square ft. conference center is being dramatically scaled back to retail space (no numbers were given). Town Roads, Pugsley and Barrett, will be brought up to current town specs. Interior Roads will remain private. There is little wetlands encroachment except for a culvert on Barrett Road.

9. STEPHEN JOHNSON FAMILY, LLC: 38 Argonne Road. The Board voted 6-0 with one abstention declaring themselves lead agency. By this point absent board member (La Perch) had arrived.

10. OMNIPOINT COMMUNICATIONS, INC. 87 Hillside Park. Cell tower. Final approval was granted by a vote of 5 to 1 with one abstention.

11. MEADOWS AT DEANS CORNERS, Route 124. The Board voted 6-0 with one abstention granting final conditional approval. Some conditions are:

Street names need approval
Army Corp. of Engineers
Alquonquin Gas
Putnam Co. Board of Health

The applicant will not have to come back in front of the Board. Once the final plat is signed by the Board Chairman the applicant has 60 days to file it with the County Clerk.

COMMENTS:

As always these are personal observations.

FOX RIDGE MOTOR INN: The Board seemed very concerned about the proposed Motel and nearby residence. Because the motel was pre-existing non-conforming they will not have any say. It's not clear why Chairman Rohrman wanted to know whether or not Mr. Gillen was present. This question is not normally asked.

THE NORTHWATER GROUP: The applicant made a point of mentioning that he does not use pesticides and that once plant material reaches him he uses organic methods. The time released fertilizer he uses is not organic.

WATERVIEW ESTATES: This Public Hearing (March 22nd) will be an important one. This is a 'challenging' site that bears watching.

HEWITT SUBDIVISION: Again, a difficult site that also needs at least one variance.

ROOT AVENUE SUBDIVISION: Sitting on the banks of the Middlebranch with sight-line and drainage problems even eliminating one lot probably doesn't mitigate the environmental difficulties. Mr. Scott said that he had met with the Town Board about the traffic problems but after checking notes and speaking with Supervisor Dunford it appears that Mr. Scott hasn't met with the Town Board in well over a year.

THE CAMPUS: Overwhelming.

OMNIPOINT CELL TOWER: In the future if residents are informed sooner rather than later perhaps alternate sites can be found.

THE MEADOWS AT DEANS CORNER: One Board member asked if the time for an court appeal had run out. Mr. O'Rourke stated that it hadn't. In fact, the appeal time has lapsed but appeals have been filed.

On a lighter note one of the proposed street names within the subdivision is 'Capitalist Court'.

Southeast now has 247 single family homes approved.

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

With best regards,
Lynne Eckardt

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