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- [Photos](#)
- [Links](#)
- [Database](#)
- [Members](#)
- [Pending](#)
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[Invite](#)

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Message # Search: [Post Message](#)

[Up Thread](#) | [Message Index](#) | [View Source](#) | [Unwrap Lines](#)

Message 1162 of 1221 < [Previous](#) | [Next](#) >

From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Tue Apr 12, 2005 4:18 pm
Subject: SE Planning Board 4/11/05

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Hi All,

Wow- last night was a real record breaker. In and out in about an hour with almost no discussion on anything. I kind of think this is the most honest, and certainly painless, way to go. I mean why ask tons of questions when most projects are pretty much going to get a pass anyway.

As is already evident the comments are strictly my own. The official minutes will be out in two weeks. Not even the Board of CRSE agrees with half of what I write so take all with a grain of salt.

The highlight here is Gasland Petroleum's (old ATI/new Citco) back for round 33. Just when you thought it was finally safe to drive Route 6 and Starr Ridge Road- Dunkin Donuts is back with a vengeance. Oh, and Terravest 9 reared it's oh-so-unattractive head. Yeah, even though Westchester Tractor is in front of the ZBA Mr. Lepler wants to move on the 'generic building plans'. Think 'cold war, masonry-encased, Butler building'. Stunning!

REGULAR SESSION:

1. Alcon, LLC, Fields Lane:

Received a negative declaration. 6-0. Referral to ZBA for outside storage 6-0. Received a referral to the Town Board for Special Use Permit (Office/Warehouse) 6-0, and referral to the ARB 6-0. Rick O'Rourke, attorney

2. Durkin Water: Fields Lane

Granted final site plan approval. 6-0 Rick O'Rourke, attorney.

3. Cleary/DiPaoli Lot Line Adjustment, Route 124

Town engineer Tom Fenton had no objections. Passed 6-0.

4. Red Rooster Drive In, 1666 Route 22

This was presented as a 'temporary structure'. A 20' by 30' wood structure referred to as a 'pavillion' on slab. Applicant is looking for a waiver to the Route 22 Moratorium. Chairman Rohrman asked the applicant to return with complete plans before they referred this to the TB.

5. Friends of Green Chimneys Lot line Adjustment, no location given

Lot line adjustment approved 6-0.

6. Reservoir Ridge, Route 6

Performance bond reduced from \$443,100 to \$277,100. 6-0

7. Gasland Petroleum, Starr Ridge Road and Route 6

A new attorney, Richard Olsen, was representing the applicant. The proposal is for a Dunkin Donuts (not drive through) and project engineer, Peder Scott, discussed parking problems. Asked to be referred to the ZBA to determine whether Dunkin Donuts is 'Fast Food' or 'Retail'. This determination will establish parking spaces. It was noted that Town Engineer, Tom Fenton, faxed out letters at the last minute. Mr. Laperch feels it is patently unfair to send out critical letters so late. The Board voted 6-0 to refer Gasland to the ZBA

8. Baker Farm, Enoch Crosby Road

The Board voted itself lead agency by a vote of 6-0.

9. Triple J Subdivision, Welfare Road

The Board set the bond at \$520,200 and forward this on to the Town Board.

10. Envirostar Ventures, LLC, Fields Lane

This project was granted final approval by a vote of 6-0.

11. Terravest International Corporate Park (T-9):

Since the Town Engineer had not set an amount for the performance bond this will be back in front of the Planning Board in two weeks.

Commentary:

1. Alcon, Fields Lane:

Jeese, what can I say, a Trifecta in the making. ZBA, Town Board (special use permit) and ARB referrals all in one night. Yeah, yet another landscaping concern in our Office Park zone. This'll sail through the process. I mean, how can the PB say 'no' as there are several landscaping concerns already approved on Fields Lane. Mitigating Factor: No on-site wetlands.

2. Durkin Water:

The new zoning allowed this project to avoid the ZBA. Oh right, and another fine example of 'Office Park' zoning.

4. Red Rooster Drive-In:

The applicant needs a waiver due to the moratorium and asked to build a 20'X30' wooden 'pavillion' on slab, claiming it is a 'temporary structure'. Huh? Anyhow this may, indeed, be a welcome addition but as there were no real concrete plans with location, specs et al shown it was impossible for the PB to make a decision.

To his credit, Chairman Rohrman explained this. What no one seemed to remember was that, unless it's 'gone missing' (like Drewscliff and several others) the Red Rooster has been designated an Historic Site thus other setbacks may come into play.

5. Friends of Green Chimneys Lot Line Adjustment:

Maybe it's me but I can't find any mention of this project anywhere. So I don't know how one can review something that's never been presented- but hey, possibly it was on the agenda when I was away. I'll have to assume that the PB did their homework and knew what they were approving. Ugh. Another day, another FOIL...

6. Reservoir Ridge:

Another complete mystery.

7. Gasland Petroleum:

Yup, it's baaaaaaack, like that creepy, stalking boyfriend you couldn't shake. My favorite here is the referral to the ZBA to establish whether or not this establishment will now be 'retail' or 'fast food'. It appears that if Dunkin Donuts is ruled 'Fast Food' there may be some boundary issues with the church. And there will definitely be parking problems. This should provide hours of entertainment at the ZBA. Oh, the 'extra' (added illegally) gas pumps were mentioned as well.

At this point Board member LaPerch launched into a kinda, sorta tirade on Town Engineer, Fenton. Similar to what I've pointed out several times in the past year Mr. LaPerch feels that applicants should not be receiving 11th hour letters with no time to respond. It's a waste of everyone's time. And guess who gets rich...

8. Baker Farm:

Yet another subdivision with sole access off Maple 'we really need to "improve" it' Road. Think this fact will make any difference at all regarding approvals? Not a chance.

9. Triple J Subdivision:

One question. Has this been granted final approval in Patterson or even Southeast? It was on the January 24th PB meeting where it received a 90 day extension but I haven't seen it since.

11. Terravest 9:

Mr. Lepler was ill and not able to attend this meeting. Surprisingly none of his entourage was in evidence which paid off as a performance bond on T-9 (Westchester Tractor) had not been set by Mr. Fenton.

One Observation: Although there were referrals to the ARB I'm not sure that it presently exists at all. I believe that it must be chaired by an Architect and right now there isn't one. Any architects willing to step up to the plate? Southeast needs you-

As always please feel free to e-mail me with any comments or questions.

Best Regards,
Lynne Eckardt



[Up Thread](#) | [Message Index](#) | [View Source](#) | [Unwrap Lines](#)

Message 1162 of 1221 < [Previous](#) | [Next](#) >

Message #



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