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CRSE · Concerned Residents of Southeast

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From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Tue Apr 13, 2004 12:57 pm
Subject: Southeast Planning Board Recap

Hello All,

The Planning Board meeting last night was over four hours long. I'll only recap what I think might be of interest to CRSE members and undoubtedly these will seem never ending.

As always official minutes will be available through the Planning Board. However, if they're half as long as this meeting you'll have to float a loan to pay for them.

There were about 60 people in attendance.

Comments follow.

HIGH MEADOW FARM SUBDIVISION- 3 lots: Welfare Road. This 3 lot subdivision was originally 4 lots which was given 'cluster' approval from the Town Board in '98. Today when the Resource Protection Plan is calculated the property will only accommodate 3 lots. While the former subdivision approvals are no longer valid our Town Counsel feels that the 'cluster' approval is. Chairman Rohrman asked the applicant's attorney to send a letter specifying what the applicant's wants.

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In an unusual move the Chair asked that these hearings be held after the regular session was completed.

1. THE CAMPUS AT FIELDS CORNERS- 143 lots: Pugsley Road and Route 312. After a few questions the Planning Board granted conditional approvals by a vote of 6-0 with one abstention. The re-subdivision resolution was also passed by a vote of 6-0 with one abstention.

3. PINE BROOK ESTATES: 7 Lots between Drewville Road and Ann Drive: This subdivision is on 50 acres with 6 lots in Southeast and 1 in Carmel. Originally this project had a loop road. Due to the cost the applicant has eliminated the loop. The Board suggested that the house closest to Ann Drive have access through Ann to cut down on impervious surface. There are steep slopes and wetlands.

5. TERRAVEST INTERNATIONAL CORPORATE PARK: The Board approved the Phase 2 subdivision by a vote of 6-0 with one abstention. The Board approved Ace Endico's site plan (295,000 square feet, although only 85,000 will be built now) with a vote of 6-0 with one abstention. This approval is valid for 5 years.

8. WESTON CHASE: Turk Hill Road. A performance Bond of \$487,100 was approved by a vote of 7-0.

9. DURKIN FARM SUBDIVISION: 5 lots. Brewster Hill Road. The PB felt that a lot of information was still missing from this application. No Resource Protection Plan has been done. Poor sight lines on Brewster Hill Road have not been addressed. And due to this project's proximity to a contaminated site the Board felt that the applicant would need a letter from the EPA regarding well drilling. Harry Nichols is the engineer.

10. LOT #1 SUTTON CORPORATE PARK, Fields Lane. The original site plan approvals lapsed on April 2nd. The applicant was seeking to amend these plans by paving the originally approved gravel parking lots. There is an formerly approved retaining wall that would not meet new zoning codes. Planning Board member Dan Armstrong felt that because the original approvals have lapsed an entirely new application should be made.

PUBLIC HEARINGS:

1. TURK HILL ROAD EAST: Turk Hill Road. 4 Lots. Two off Turk Hill. Two off Allview.

Neighbors asked several questions and concerns were expressed. There will be part of one basin within the wetland buffer. There were concerns over the stone wall breaks on Allview. The 'Castle' will be left on a very irregular lot- not consistent with the spirit of the town's new comprehensive plan.

There is a 10 day comment period.

2.VITA SUBDIVISION: Brewster Hill Road. 3 lots.

Neighbors were concerned with poor sightlines on Brewster Hill Road and potential drainage problems. There is a pond on this property that is co-owned by neighbors. A detailed erosion control plan will be required. And the DEP will require a storm water plan.

3. WATERVIEW ESTATES: 5 lots on 30 acres. Allview Avenue.

Chairman Rorhman opened up this hearing by stating that the Public Hearing would remain open (May 10th will be part 2) as the roadways were not flagged when neighbors and two members of the Town Board walked the site. There will be a site walk with the Planning Board.

Neighbors were very organized. Maps and photographs were shown re. poor sight lines, wetlands and over development in their area. Private roads were also a concern. George Yourke spoke at length about soil types and granite fractures. Numerous town laws were cited throughout residents's presentations.

The comment period will continue until 10 days after the last public hearing is held.

COMMENTS:

My guess is that most of you hit the delete button a while ago so for those of you with the stamina and forbearance to continue I'll try to keep the observations short. As always these comments are my own.

It was heartening to see such a large turn out. More than a few residents attended to observe and and did not seem to be there for any particular project. Good questions were raised.

On to the two projects that will most affect the quality of life for all of us in Southeast.

THE CAMPUS: The Campus is 143 units. While not directly affecting any particular neighborhood you can bet that this subdivision will impact your school taxes. Using the standard calculation of 1.6 children per household this development will minimally add 228 children into the Brewster Central Schools.

TERRAVEST: Much backslapping after approvals were granted. The Planning Board felt that Ace Endico would be a 'welcome addition to the town'. My guess is that as Route 312 becomes even more congested, our air and water quality deteriorate, and few high paying jobs materialize they might not be singing this tune. And stay tuned for the 60 units of 'Senior Housing.' A special permit will have to be issued by our Town Board.

OTHER PROJECTS:

DURKIN FARM SUBDIVISION: This subdivision is too close to a Superfund clean-up site to install safe wells. Interestingly the applicants engineer neglected to mention this and it was 'caught' by the PB. In fact, during this review Chairman Rohrman stated that 'projects should no longer be done in a piecemeal fashion for obvious reasons.'

SUTTON CORPORATE PARK: The reason this will be interesting is that approvals expired on April 2nd. There have been zoning changes since this approval (in this case retaining wall height). So, does the applicant have to start from scratch and conform? Stay tuned...

DOING THE MATH:

In all there were 176 residential lots in front of or conditionally approved by the Board last night. If you figure that a Brewster education conservatively costs \$14,500 per student per year and you figure 1.6 children per household these educations will cost: \$4,083,200. If you figure these homes will pay approx. \$10,000 per year in school taxes (and this is on the high side) that leaves a deficit of \$2,323,200. Guess who picks up the tab?

And that's the deficit if new facilities are not needed to accommodate the 281 children.

CRSE understands that when land conforms to all zoning regulations and has safe ingress and egress it is buildable. We would, however, have less sprawl and fewer houses (and thus lower school taxes) if the Town, Planning and Conservation Boards consistently enforced the codes they created.

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

With Best Regards,
Lynne Eckardt

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