

Good Morning,

Last night I attended the Southeast Planning Board Meeting. Five Board Members were present (Mr. Manteo was absent and there is currently one vacancy-more about that later). The Planning Board Secretary, Laurie Fricchione, Southeast Town Counsel and Siobhan O'Kane from AKRF were also in attendance. Most of the meeting concerned your basic "Declaration Of..." items but there were a couple of items of interest. The comments contained in this recap are *my own opinions*-take what you want and leave the rest. Trust me there will be 'a lot to leave'!

Previous Planning Board Minutes can be read on the town's website www.townofsoutheast-ny.com

REGULAR SESSION

1. MENDOLA GRADING & FILLING PLAN, 491 North Salem road-Declaration of Lead Agency, Set Public Hearing Date (2/26/07)

Terri-Ann Hahn of LADA representing the Applicant. The Public Hearing Date was set and Ms. Hahn asked for the notice to be faxed or *emailed* to her.

Passed: 5-0

2. ROUTE 6 BUSINESS PLAZA, 4005 Route 6-Preliminary Site Plan Review, Intent to Declare Lead Agency.

Passed: 5-0

Joe Buschynski of Bibbo and Associates representing the Applicant.

A letter from the town engineer brought up storm water management plan discrepancies which was discussed by Mr. Buschynski. Mr. Rush asked if the ADA Parking space could be located closer to the building.

3. BREWSTER PLAZA, LLC, 979-987 Route 22-"Amended Site Plan Review, Intent to Declare Lead Agency.

Peder Scott representing the Applicant. The new owner of the building would like to upgrade the existing building

with a colonial style facade. The new owner would also like to re-subdivide the 12,000 sq. ft. area which formerly

housed the USA Baby Store, into five 2,500 sq. ft. units. A half hour discussion ensued. At one point Mr. LaPerch

asked Mr. Scott how many variances did this project need. Mr. Scott's response:'Approximately ten'.

After further talk

it was agreed that a lot of the project could be 'Grandfathered' in, as 'pre-existing nonconforming'.

Biggest issues for this site

would be making the parking lot more conforming. The board was in agreement that the applicant's

biggest issue would be with the Putnam County Health Department.

4. LANDAU SUBDIVISION, Joe's Hill Road-Request for extension of Final Subdivision Approval

Passed: 5-0

Applicant needs extension as Putnam County Health Department has not given them necessary approval(s).

5. STRAZZA SUBDIVISION, Doansburg Road-Set Public Hearing Date

Set Public Hearing Date for 2/26/07

Passed: 5-0

6. PROSPECT HILL ESTATES II SUBDIVISION, Prospect Hill Road-Continued Review.

Lots of questions about the wetlands on the property and the applicant mentioned getting Ted Kozlowski back to re flag the wetlands and buffer areas. Ms. O'Kane said wetlands should be flagged in the Springtime, as now is not the time to do the flagging.

7. COYLE PROPERTY, Old Milltown Road-Refer to Town Board for Wetlands Permit

AKRF Wetlands Consultant, Mr. Nash believes that incursion into the wetland is minor. Letter to be sent to Town Board.

Minutes of the prior Planning Board Meeting were accepted 4-0, one abstention Meeting was adjourned at 8:25pm.

COMMENTS: Now would be a good time to grab that second cup of coffee, hey, if I can sit through these long meetings, you can wade through my boring comments.

1. MENDOLA PLAN-Boy did my ears perk up when I heard Ms. Hahn ask Ms. Fricchione to fax or *EMAIL* her the Public Hearing Notice for this project. Maybe now would be a good time to ask for the minutes of the meeting to be emailed to me!

3. BREWSTER PLAZA-It is *always* a treat to watch Mr. Scott give presentations to the Planning Board and last night was no exception. The Planning Board asked good questions, after all that is their job and this project, if done properly, should enhance the *Plaza* (*A friend has suggested a name change wouldn't go astray*) but do remember the East Branch of the Croton River is in their side/backyard.

6. PROSPECT HILL ESTATES-Ms. O'Kane's recommendation that the wetlands be flagged in the spring

makes perfect sense. Too bad Ms. O'Kane wasn't around a few years ago, when the Town of Southeast hired Wetlands Consultant Stephen Coleman to walk the wetlands of the Meadows at Deans Corner project in the Winter, on snow covered ground. If you shouldn't flag wetlands in the winter, should you be doing site walks then?

ADDITIONAL COMMENTS: The Town Engineer, Nathan L. Jacobson and Associates, Inc. seems to have a habit of waiting till the Friday before or the day of the Planning Board Meeting, to fax their responses to the applicant. It would be a courtesy to all concerned, if these letters could be sent out well in advance of the planning board meeting.

As I mentioned at the beginning of this recap, there is currently a vacancy on the Planning Board. I know of one person who has applied for this position more than once (She's the Town's perennial Board applicant) and I am sure will get turned down, yet again. Frankly I have never quite understood why the Planning Board wouldn't want this person to be on 'their' side of the table. After all, when Lincoln got elected didn't he keep an eye on his adversaries by appointing them to Cabinet positions. But alas, this is Southeast and not the US Government... and the Town Board is certainly no Lincoln.

It should also be noted that the Chair of the Planning Board was not appointed at the town's organizational meeting on January 4, 2007.

Congratulations if you made it this far. Feel free to contact me with any comments you may have.

Cathy Croft