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SE Town Board Work Session 8/3/06

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Hi All,

Sat Aug 5, 2006 4:19 pm

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On Thursday night the SE Town Board met for a 'Special Meeting' and a Work Session. Both were mercifully brief .

The 'Special Meeting' was held so the Board could set a Public Hearing date to extend the Route 22 Moratorium. Yawn. I think we're fast approaching the three year mark. And yeah, while I think a Moratorium can be an excellent tool for better planning I think three years is beyond the pale. Hard to believe that they're having problems enacting a one year moratorium in Putnam Valley while Route 22 languishes under a three year stint. I mean, what's wrong with this picture. On another note, I wonder what our payouts to the Town Planner have been and, really, is it any wonder that Super Value Citgo wants a variance... see below.

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The coveted 'You've got to be kidding me' award AKA the 'Trophy of Irony' went to the entire board (Councilman Bonanno missed the meeting so his name will not be inscribed) under the Pleasant View Farm item. This one's a real winner.

As always my pithy, irascible and uncalled for remarks are my own. That reflect no organization unlucky enough to have me as a member.

AGENDA:

Special Meeting:

There will be a Public Hearing on the Route 22 Moratorium on August 17th at 7:35. 4-0

Michelle Powers is writing a grant for Tilly Foster re. solar panels. The Board supports this but wants to insure that the panels not be visible from the road.

Work Session:

1. Super Value Citgo: Route 22:

Paul Baum (sp) was representing the owner. The applicant would like to turn the three bays into a convenience store. The Board informed him that financial hardship would have to be

shown. The applicant was unaware of this. The Board reminded Mr. Baum that drive-thrus were not allowed. When a possible Dunkin Donuts was mentioned Paul Johnson stated that he was against 'co-branding'.

2. Waterview Lane: Road Name

Rick O'Rourke was representing the owner. Mr. O'Rourke stated that the applicant would like to use 'Waterview Lane' as the street name. He stated that the subdivision already has preliminary approval. Councilwoman Mitts asked if the Planning Board had requested a 3-D rendering of the road where it enters Allview. Mr. O'Rourke said that one had been asked for but since preliminary approvals had been granted this was not necessary. According to Mr. O'Rourke a 280-A is also unnecessary as all lots have road frontage.

3. Pleasant View Farm: Route 124

Michael Liguori was representing the owner who wants to install a riding ring. This property is in the agricultural district and has DEC wetlands on site. Because they are in the Ag. District the Town of Southeast code does not supercede the DEC code. The DEC ordinance is up to 100' from the wetland while Southeast's is up to 166'. The town feels strongly that the owner should comply with the town wetlands requirements. Supervisor Dunford said that the DEC was 'cavalier' about the town regulations. It was mentioned that this issue is similar to a farm on Route 121 that had excess manure.

4. Establishment of a Performance Bond- Quinn Subdivision: Turk Hill Road

This was put on the August 17th agenda for a Public Hearing to be held September 14th.

Comments:

Route 22 Moratorium:

Gosh, I couldn't tell whether it was sloppiness or sneakiness that prompted this 'Special Meeting'. Technically this could have been on a Work Session (see Quinn Performance Bond above) but for some reason wasn't on the agenda at the last regular meeting. Still, this is a good way to avoid those pesky Route 22 property owners who may want to vent.

Frankly, I haven't the vaguest why this moratorium has lasted for so long but if I had to Windex my crystal ball I'd guess that the final overlay will be complete when...Ta Da!... Mr. Lepler's Route 22 'whole new village' development is ready to unveil. Perhaps we'll have a three month 'lag' time between the two, you know, just so it looks semi-kosher... but I wouldn't bet on it.

Super Value Citgo:

Yahoo! Another convenience store! Honestly, Councilman Johnson trying to show concern was amusing. I mean, what on earth would you put into three bays of an operating gas station? An art gallery? Victoria's Secret? Fine Jewelry?

And after three years of a moratorium isn't it about time to cut some property owners a little slack when they're not going to change the footprint?

Perhaps the method to the Town Board's madness is that with unused bays the Citgo might go belly up, not be saleable and eventually lose it's 'grandfathering' as a service station. Sure, it would be great not to have a gas station every 8 feet on this stretch of 22 but then this is the same Town Board who approved the two Car Washes within 500 ft. of each other. Scheesh, you'd think they'd cut these owners a little slack.

Waterview Lane:

This one fell squarely into the 'Ha, ha, I have preliminary so I'll do what I want' because basically the applicant's right. (Oh God... did I just type in that Rick O'Rourke's 'right'?) And the Planning Board pretty much said they didn't feel a 3-D rendering of the road entrance onto Allview was necessary this late in the game. And they're right too. Trouble is this is a pretty bad stretch of road as far as sightlines go and a rendering would be extremely helpful in addressing safety concerns. As an added bonus the rendering could probably be recycled as one of those scary-driving video games.

By the way, and completely coincidentally, this is a part (ED4) of town where the incumbents don't exactly rake in the votes. It's also where the Meadows (143 homes) may be built so it behooves the Board to make nice. And the rendering is something that neighborhood residents have been asking for. Thus the stand-off between Town and Planning. I just love a good power struggle.

Pleasant View Farm:

And the 'Trophy of Irony', (the envelope please) goes to... Supervisor Dunford. Of course Mr. D would not have received this award without the incredible ensemble performance of the strong supporting cast. So he's gotta share this baby with the entire Board (again, exempting Pat Bonanno who was MIA).

Seriously, I adore that the Town Board is suddenly uber-concerned about their wetland buffers- especially as the project immediately preceding (Waterview) breezed through the wetland permitting process. In addition, there's a riding ring installed in another part of town where the wetlands were filled in (fairly recently) and that property wasn't even **in** the Ag District. Still, I haven't heard the TB utter a peep on this. So I loved when the Supervisor referred to the DEC's attitude towards the Town's wetlands ordinance as 'cavalier' because really, doesn't the word actually sum up the Board's attitude on much of what goes on in this town.

By way of example: No extra car on the Sheriff's Patrol that we're paying \$60K for? No problem. Landfill capping to exceed (and I mean really, really exceed) \$4 million? Whatever. \$100,000 plans for Old Town Hall obsolete? No biggie. 25,000 sq. ft. retail building limit? We'll get right on it- well, as soon as a developer we don't like proposes it. A promise that Starr Ridge Manor will be able to opt out of the proposed Peach Lake sewer district? Wink, wink. Just kidding. I could go on but I wanna keep this recap short. Besides, I've undoubtedly ticked off enough people already.

But yeah, I'd say 'cavalier' sums up the attitude nicely.

Anyhow, this one's all about control. And the Town Board so hates low-man-on-the-totem-pole status.

That's it from my desk. As always feel free to e-mail me with any comments or questions you may have. Have a wonderful weekend!

With Best Regards,
Lynne Eckardt

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SE Town Board Work Session 8/3/06

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Lynne Eckardt Aug 5, 2006
[lynneckardt](#) 4:19 pm



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