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

Date: Sat Sep 4, 2004 4:26 pm

Subject: Southeast Town Board Recap 9/2/04

Hi All,

Below please find a recap on the Town Board work session last Thursday evening.

As always comments follow and, as always, these are only my own jaded observations. This was actually a fairly short and benign meeting so everyone can heave a huge sigh of relief.

Of course, due to the two month old moratorium, every work session seems to be a slightly different version of Variance-O-Rama.

The award for best actor in a supporting role goes to Harry Nichols who had two cameos that evening. I don't want to spoil the fun but for those of you who want to cut to the chase it's Item number 7. A truly bravado performance! My heartiest congratulations to Mr. Nichols.

WORK SESSION:

1. Southeast Honor Roll:

John Folchetti asked the Town Board for site plan approval before sponsorship is established so that fund raising can be effective. Councilwoman Mitts asked if the project would have to be sent out to bid but Mr. Folchetti reminded the Board that so much of the monument will be through volunteer effort that this really wouldn't make sense. There was concern over liability re injuries on the work site. Councilman Honeck didn't feel that this would be a problem as there would be insurance to cover the project. Supervisor Dunford wants the project to 'come to fruition' but said if the funds weren't raised the Town would look at alternative designs.

2. Purchase of "Paper Road"- P. Pember

This was in regards to a paper road off Peaceable Hill Road

3. BP Amoco/Shell Station- Variance from Sign Moratorium

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Applicant asked for a variance from the Moratorium. Board explained that the Moratorium would be over soon but applicant would like to proceed. Supervisor Dunford asked if financial hardship played into this variance process.

4. Millennium- Variance from the Moratorium

These are the large white buildings visible from Route 6 at Tilly Foster. The applicant was represented by Charles Acker. Mr. Acker explained that he had met with Ann Fanizzi and concerned residents. Ms. Fanizzi would like a 'Museum Store' however this is not economically feasible so that the applicant wants to proceed with a Nursery/Recreational facility. Financials have been submitted to prove hardship.

Mr. Dunford clarified that the applicant had not met with CRSE but rather from other concerned residents in the area.

5. Gasland Petroleum

No show.

6. Strazza Subdivision- Variance to the Moratorium

The applicants asked for a variance as they have spent \$60,000 on the project thus far. They were reminded that they would have to prove financial hardship and they should come with there attorney and engineer.

7. Baker Farm Subdivision Variance from the Moratorium

Mr. Nichols was representing this 5 lot project off Enoch Crosby Road. He stated that the project had been in front of the Planning Board as early as 2000. That the project was almost 'within total compliance with the Planning Board'. Town attorney, Willis Stephens, asked Mr. Nichols if the subdivision had completed the SEQR process. Mr. Nichols was noncommittal. And has the project had a Public Hearing? Mr. Nichols wasn't sure. This will be on a work session on October 7th.

8. Starr Ridge Equestrian Center- Establishment of a Performance Bond

Put on next week's agenda.

9. Brewster transit Mix- Establishment of Performance Bond

Put on next week's agenda

10. Request of Copy of Town Code- Putnam County Supreme Court Library

There was a little discussion here as the code book costs \$350.00 and it isn't updated yet.

11. Durkin Farm Subdivision- Variance from the Moratorium

This 6 lot subdivision on Brewster Hill Road was represented by Harry Nichols. The board suggested that the applicant submit proof of financial hardship.

COMMENTS:

1. Southeast Honor Roll

The body language, tone of voice and general lack of enthusiasm from the Town Board permeated the room just as it has in the past. Don't misunderstand. I believe that the Board wants a new Honor Roll- I just don't think that this design floats their boat.

6. Strazza Subdivision:

The Brothers Strazza seemed totally unprepared for this meeting. The Town Board suggested that they come back with attorney and engineer in tow. Ka ching! Why do I see that 60 grand already spent ballooning further while chasing this variance. I would have suggested calling their accountant to prove financial hardship rather than returning with the dog and pony show. But what do I know...

7. Baker Farm Subdivision:

This was a classic. First of all the land was purchased by the applicant in December of 2000. Second, this project is nowhere near the end of SEQRA and third, no, Harry there hasn't been a Public Hearing . One might ask why the ever affable engineer, Mr. Nichols, was uncertain on these points since two members of the audience knew the answers.

It seems to me that it might helpful (oh right, professional and time saving too) if the Town Board had these answers before speaking with any applicants regarding any variance requests. HINT: They're readily available in each file under the 'Listing of Planning Board SEQRA Actions' sheet. Hey, and you guys don't even have to FOIL for them!

11. Durkin Farm Subdivision:

See above.

The Town Board next tackled the most recent trauma of 'Clothing Drops' and their locations. It seems that one can put a Clothing Drop' wherever one wants which was cause for great consternation and some debate. Apparently one was placed at the foot of International Blvd. where it was both dangerous and (horrors!) unsightly. Apparently this will have to be added to the new zoning code. Until then code enforcement officer, Ron Harper, is on the case. Mr. Harper is a busy man indeed.

That's it from here. As always please feel free to e-mail me with any questions or comments that you may have.

Have a wonderful long weekend!

With Best Regards,
Lynne Eckardt

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