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

Date: Fri May 21, 2004 4:33 pm

Subject: Southeast ZBA Recap

Hello All,

The Southeast ZBA met on Monday night. There were several items on the agenda that might be of interest that I thought I'd cover. I promise we are NOT going to get into whose deck or shed is too close to the property line.

As always these notes are unofficial and the comments strictly my own. The ZBA has detailed official minutes that can be obtained through the Town Clerk.

BREWSTER TRANSIT MIX- 31 Fields Lane:

Seeking a variance to allow 61,000 square feet of outdoor storage space (already in use). Once 'vehicular storage' was figured in it became evident that Brewster transit would actually need at least 71,000 sq. ft. of outdoor storage.

It was mentioned that of the 49 'site improvements' that BT was asked to make 7 had been completed. The other 42 are recommendations and not mandatory.

Chairman Colello asked that the applicant try to minimize outdoor storage. Brewster Transit stated that they would suffer 'economic injury' without a variance.

This will be on the June 21st agenda.

ENVIRONSTAR VENTURES, LLC 50 Fields Lane:

At the applicants request this was postponed until the June 21st meeting. A violation has to be resolved before going before the Board.

FOX RIDGE MOTOR INN: Route 121 and Route 6:

A new motel can be built on this site without going before the Planning Board if the building stays within the existing footprint. The Applicant is asking that railroad tie 'structures' be considered terraces thus allowing for a larger footprint. These 'structures' have to meet or exceed 48" in places as well. Photos were shown which indicated that the 5 rows of rectangular railroad tie 'structures' actually contained shrubs.

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BREWSTER TRANSIT: It was like old home week seeing Brewster Transit in front of a Board again. 71,000 sq. ft. is a lot of outdoor storage (1.75 acres). And no surprises here with 42 items needing site improvements. Chairman Colello asked all the right questions here thus discovering that the vehicular storage had not been included in the variance application.

FOX RIDGE MOTOR INN: Corner of Route 6 and Route 121.

Let me first disclose (unpopular and as politically incorrect as this may be) that I really like the applicant, John Gillen. So this one isn't going to be easy to write.

First, a planting bed is a planting bed is a planting bed. All the spin in the world (and a good attorney to boot) won't convince me otherwise. A rectangular railroad tie raised-bed containing shrubs does not a terrace make. Even if it is 4 feet high how would one get to the 'terrace' to sit amongst the shrubs- pole vault? Or as Chairman Colello so eloquently put it: 'My a## couldn't fit up there.'

Note to Mr. Gillen, take the original footprint deal and run. Not having to go in front of the Planning Board is a big, big plus. In addition the site's proximity to the reservoir will undoubtedly be of great concern to many local groups and neighbors to the project- including me.

One last comment, of all the Boards in town this is the one that actually impresses me most. The members of this Board are deferential and polite but they ask the tough questions and see through most of the BS.

Hope everyone has a great weekend.

With Best Regards,
Lynne Eckardt

Replies	Name/Email	Yahoo! ID	Date
771 Southeast ZBA Recap	Lynne Eckardt	lynneeckardt	Tue 6/22/2004

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