

**SOUTHEAST PLANNING BOARD MINUTES  
JANUARY 10, 2005**

**Present:** Chairman George Rohrman; Boardmembers Dan Armstrong, Mike Manteo, Phil Wissel, Tom LaPerch, Chuck Tessmer; Town Counsel Tom Jacobellis; Siobhan O’Kane from AKRF; Secretary Laurie Fricchione. Boardmember David Rush was absent and excused.

**WORK SESSION:**

**1. Mt. Ebo, Lot #6** – This item was on the agenda for a presentation and discussion of a proposed 168 unit assisted living senior housing development with accessory medical offices and was represented by Harold Lepler of Covington Management as well as Terri Ann Hahn of LADA. Proposed are 7 residential buildings, 3 stories in height as well as the 8<sup>th</sup> building being the clubhouse and medical facilities. These apartments are market-driven senior housing, slightly larger (and higher rent) than the Stonecrest apartments. There are fitness trails throughout the property. There will be a glassed-in conservatory at the front of the clubhouse. There are existing wetlands on the property, but there will be no buffer disturbance. Water and sewer will be tied into the existing Waterworks Corporation up at Mt. Ebo. The medical facility will be a full-time independent operation and will be used by the tenants of Mt. Ebo and Stonecrest as well as the public in general. The footprint of all buildings is approximately 150,000 square feet, less than what was originally approved in the Mt. Ebo original EIS. Old Route 22 will be utilized for an opportunity to make a right-turn only onto northbound Route 22, circumventing the light at the corner of Route 22 and Old Doansburg Road. Boardmember Manteo asked about street lighting. Chairman Rohrman inquired about dining facilities. There will be an outside catering company with a meal plan and associated pricing menu from which to order meals 7 days a week. Each of the buildings will have elevators as well as have a sprinkler system.

**REGULAR SESSION:**

**1. DiPIETRO SUBDIVISION, Guinea Road** – This item was on the agenda for a Determination of Significance for purposes of SEQRA, a referral to the ZBA for an area variance as well as a referral to ARB and was represented by Paul Lynch of Putnam Engineering. The resolution for the Negative Declaration was introduced by Boardmember Manteo, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent. The motion to refer this project to the ZBA for an area variance was introduced by Boardmember Tessmer, seconded by Chairman Rohrman and passed 6-0 in favor, 1 absent. The motion to refer this project to the ARB was introduced by Boardmember Armstrong, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent.

**2. VITA SUBDIVISION, Brewster Hill Road** – This item was on the agenda for a review for Preliminary Subdivision Approval and was represented by Paul Lynch of Putnam Engineering. The resolution for Preliminary Subdivision Approval was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.

**3. TURK HILL EAST SUBDIVISION, Turk Hill Road** – This item was on the agenda for a review for Preliminary Subdivision Approval and was represented by Theresa Ryan of Insite Engineering. Because of pending litigation, this item was adjourned to the January 24,

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2005 meeting, but if the litigation has not been settled it will be adjourned until such time as a settlement is reached.

4. **BACK O'BEYOND SUBDIVISION, Federal Hill Road** – This item was on the agenda for a Declaration of Lead Agency for purposes of SEQRA as well as to set a public hearing date and was represented by Theresa Ryan of Insite Engineering and James Bacon, Esq. The resolution for the Declaration of Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember Tessmer and passed 6-0 in favor, 1 absent. The motion setting February 14, 2005 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent.

A motion to accept the minutes from the November 8, 2004 meeting was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 4-0 in favor, 2 abstentions, 1 absent.

A motion to accept the minutes from the December 13, 2004 meeting was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 5-0 in favor, 1 abstention, 1 absent.

A motion to close the meeting was introduced by Boardmember Tessmer, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent.