

TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
JANUARY 28, 2008

Present: Chairman Tom LaPerch; Boardmembers Dan Armstrong, Phil Wissel, Jim DiBella, Edwin Alvarez, Dennis Sullivan; Former Chairman George Rohrman; Town Planners Graham Trelstad and Ashley Ley; Wetlands Consultant Don Cuomo; Town Attorney Willis Stephens, Jr., Esq.; Secretary Laurie Fricchione. Boardmember David Rush was absent and excused.

REGULAR SESSION:

1. ONE GENEVA ROAD LLC SITE PLAN – This project was on the agenda to further it along the SEQRA process with the Declaration of Lead Agency and to set a public hearing date. Mike Irwin of BVH appeared before the Board as did Harold Lepler of Covington Management. Proposed is the construction of a 33,000 square foot office/warehouse building with associated parking. In the early 1980's, this project was approved under the name "Raichle-Mollitor", but was never built. There was a discussion regarding basins, wetlands and the conditions under which a wetlands permit is necessary. The resolution for the Declaration of Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent. The motion setting February 25, 2008 for the Public Hearing date was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent.

2. DYKEMAN'S CORPORATE PARK – This item was on the agenda to give an update on the status of the project and discuss the last few items that need to be addressed and rectified according to the engineering review letter before Final Site Plan Approval can be recommended to the Planning Board. Terri-Ann Hahn of LADA appeared before the Board on behalf of the applicant as did Harold Lepler of Covington Management. Proposed is the construction of two buildings totaling 47,000 square feet. The front building will be proposed for a trades business and the rear building is proposed to be for Lisi's Towing & Recovery. The approvals from the DEP for stormwater management and Health Department for the well and septic are imminently expected; this project has already been granted approval from both the Town Board for a Special Use Permit as well as from the Architectural Review Board. There is no activity in the wetlands buffer; therefore, no wetlands permit is required. In total, there are approximately 8 acres of disturbance. The comments listed in the engineering review letter will be shown as addressed in the Final Site Plan approval submission, once the outside agency approvals have been granted.

3. 12 OLD ROUTE 6 COMMERCIAL BUILDING – This item was on the agenda for an unlisted, coordinated action resolution, a determination of significance for purposes of SEQRA as well as a referral to the Town Board for a special use permit to allow retail. There was an issue regarding the necessity of information regarding the repair and function of the septic system. The applicant's architect, James Nixon, was expecting the information requested to be forwarded from the Health Department. The unlisted, coordinated action was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent. The resolution for the negative declaration was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 4-0 in favor, 2 abstentions, 1 absent. The referral to the Town Board for the Special Use Permit to allow retail was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 5-1 in favor, 1 absent.

4. PUTNAM PRECISION AMENDED SITE PLAN, Danbury Road – This project was on the agenda for continued review. Peder Scott appeared before the Board on behalf of his client. There was a question as to how this project appeared before the Zoning Board of Appeals, (where they received numerous variances), when they were not referred to the ZBA by the Planning Board because normally all applicants finish the SEQRA process before any referrals were made. It was later discovered that the applicant went to the Building Department for a building permit to construct the addition, was denied, which is the second way any applicant can go to the ZBA to obtain variances, then finish with the Planning Department to obtain approvals. The motion to set February 25, 2008 for the public hearing was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent.

A motion to accept the minutes from the January 14, 2008 meeting was introduced by Chairman LaPerch, seconded by Boardmember DiBella and passed 5-0 in favor, 1 abstention, 1 absent.

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

February 1, 2008

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