

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
FEBRUARY 13, 2006**

Present: Chairman George J. Rohrman; Boardmembers Dan Armstrong, David Rush, Mike Manteo, Phil Wissel, Chuck Tessmer, Tom LaPerch; Town Counsel Tom Jacobellis, Esq.; Town Planner Siobhan O’Kane; Secretary Laurie Fricchione

PUBLIC HEARINGS:

1. OMNIPOINT WIRELESS TELECOMMUNICATIONS AMENDED SITE PLAN, 1944 Route 22 – Site Plan & SEQRA - Doug Warden, Esq. of Snyder & Snyder appeared before the Board. This project involves the proposed 10-foot extension to accommodate a third carrier, Omnipoint, on an existing monopole, bringing the total height up to 110 feet. There were no questions from either the Boardmembers in the audience, so a motion was introduced by Boardmember Wissel to close the Public Hearing which was seconded by Boardmember Tessmer and passed 7-0 in favor. Chairman Rohrman reminded the audience that there is a 10-day comment period and this project was placed on the February 27, 2006 Planning Board Agenda for possible Conditional Use Permit to allow the extension and co-location.

REGULAR SESSION:

1. GASLAND PETROLEUM, INC. AMENDED SITE PLAN, Route 6 & Starr Ridge Road – This item was on the agenda for a review of a proposed addition and truck access restriction, but late Monday afternoon, counsel for Gasland called Mr. Jacobellis to ask that they be removed from the agenda due to a scheduling conflict on Gasland’s behalf.

2. PENNELLA, LLC SITE PLAN, Fields Lane – This item was on the agenda for a Determination of Significance for purposes of SEQRA, a Referral to the Town Board for a Special Use Permit (Office/Warehouse), a Referral to the Conservation Commission, and lastly, a Referral to ARB. A resolution for a Negative Declaration was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 7-0 in favor. A motion to refer this project to the Town Board for a Special Use Permit was introduced by Boardmember Tessmer, seconded by Boardmember Rush and passed 7-0 in favor. A motion to refer to the Conservation Commission was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 7-0 in favor and an ARB referral was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 7-0 in favor.

3. WESTCHESTER TRACTOR AMENDED SITE PLAN – This item was on the agenda to review proposed outside storage drawings and was represented by Harold Lepler of Covington Management as well as Terri-Ann Hahn of LADA. After some discussion regarding SEQRA, a resolution for the Town of Southeast to be declared Lead Agency in this unlisted, uncoordinated action was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 7-0 in favor. It was suggested by Ms. O’Kane that the Board hold off on the Determination of Significance until more drawings are submitted, reviewed and approved to comply with Town regulations.

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4. DYKEMAN'S CORPORATE PARK – This item was on the agenda for a review of an updated site plan and was represented by Terri-Ann Hahn of LADA. The project has now been reduced from three to two buildings. The engineering review letter revealed concerns about the slopes present at the site and the stability of the rock cuts proposed. It was suggested that a geotechnical report be submitted regarding those concerns. It was also suggested that a revised Environmental Assessment Form be submitted to reflect the updated project so that it may be made a part of the permanent Planning Board file. A question was asked as to whether these buildings would be “spec” buildings. Ms. Hahn stated that the larger building would be an office/warehouse and the second, smaller building in the rear of the property would be the new location for Lisi's Towing, currently operating on Route 6E (across from Gasland).

5. MT. EBO CORPORATE PARK LOT #6 – This item was on the agenda for a Determination of Significance for purposes of SEQRA, a referral to the Town Board for a Special Use Permit and a referral to the ARB. Chairman Rohrman stated that he would like to see something that shows the buildings as structures, the plantings, the parking areas and how they all interact with each other once the project is complete. The actions on the agenda were not taken until such time as more specific renderings of the completed project could be provided to the Planning Board for review.

6. WATERVIEW ESTATES, Allview Avenue – This item was on the agenda for a review for Preliminary Subdivision Approval and was represented by Theresa Ryan of Insite Engineering. The engineering review letter reveals many comments and concerns that must be addressed before Preliminary Subdivision Approval can be considered. Ms. Ryan informed the Board that the DEP is in receipt of the final SW3P submission and their approval of it is imminent, as well as the Health Department for wells and septic systems.

7. UNILOCK NEW YORK, INC. AMENDED SITE PLAN – This item was on the agenda for a review for Final Amended Site Plan Approval and was represented by Theresa Ryan of Insite Engineering. Boardmember Armstrong stated for the record that on January 3, 2006, he, Chairman Rohrman and Boardmember LaPerch visited the Unilock site both inside and outside as well as the Ace Endico site and Westchester Tractor site. There was a discussion regarding lighting and complying with the newly adopted lighting regulations. The applicant submitted a lighting plan. It was requested that a narrative be submitted showing compliance. The resolution to grant approval was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 7-0 in favor.

8. AUGUSTA SUBDIVISION, Prospect Hill Road – This item was on the agenda for continued sketch review and was represented by John Karrell, the engineer. The engineering review letter revealed comments relating to the possibility of [existing] Lot #1 and [proposed] Lot #2 sharing a driveway, but after closer inspection, this could not happen because the septic area is directly in the path of where it could be. Another concern was the layout of proposed drawing for Lot #2 showing a 90 degree angle. Mr. Karrell stated that this driveway can be reconfigured so as not to have such a sharp bend in it. The possibility of a site walk was discussed. It was suggested that the next submission be in compliance with Preliminary Subdivision requirements so that the SEQRA process may commence.

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9. HOME DEPOT AMENDED SITE PLAN – This item was on the agenda for sketch review of a proposed outdoor seasonal sales area, a request for a waiver of parking space requirements and was represented by Pamela Richardson, Esq. of Cuddy & Feder. There was a discussion regarding the aesthetic appearance of products being stored against the front façade of the building and how some boardmembers felt it was not proper to do so from a visual standpoint. Also there was a discussion regarding the traffic flow around the back of the building; Chairman Rohrman suggested that signs be strategically placed to control truck and vehicular movements such as “enter only”, “exit only”, etc. There was also a suggestion as to the excessive amount of lighting and how it could be reduced and still provide security. Ms. Richardson asked when next this project could come back. Chairman Rohrman informed her that since this is an amended site plan, it must go through the same process as an original site plan. The Chairman suggested that the plans be brought to a preliminary stage so that the SEQRA process can commence.

10. BREWSTER COMMERCIAL COMPLEX, 577 North Main Street – This item was on the agenda for continued site plan review and was represented by Dan Hollis, Esq. of Shamberg Marwell as well as Paul Lynch of Putnam Engineering. All areas of outside storage (which would include the parking of taxis from Brewster Taxi) will have to be shown on the plan and not exceed the 5% of the size of the lot, according to the regulations. Also, the plan must show how many parking spaces will be provided to each business and properly labeled which is a calculation of the square footage of that business. Mr. Hollis informed the Board that this project is in front of the Town Board for the Special Use Permit Public Hearings for the four businesses on March 16. Once those Special Permits are granted (which will be considered at the April Regular Session of the Town Board), then the applicant will come before the Planning Board for review for Final Amended Site Plan Approval on April 24, 2006.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 6-0 in favor, 1 abstention.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 7-0 in favor.

THESE MINUTES ARE STRICTLY A DRAFT UNTIL SUCH TIME AS THEY ARE VOTED UPON AND ACCEPTED AT THE NEXT AVAILABLE PLANNING BOARD MEETING.

February 21, 2006
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