

**SOUTHEAST PLANNING BOARD MINUTES  
FEBRUARY 14, 2005**

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

**PUBLIC HEARING:**

**1. BACK O’BEYOND SUBDIVISION, Federal Hill Road** – Theresa Ryan of Insite Engineering represented the applicant. This project involves approximately 77 acres and the subdivision of it into 2 parcels; an approximate 17 acre parcel with all existing structures upon it and an approximate 59 acre parcel of land to remain undeveloped. There were no questions or comments from the Board, so it was opened up to the audience members. Lynne Eckhardt asked why the shape of the proposed subdivision is so irregular. The answer was Back O’Beyond owns all the abutting property and wanted to keep a buffer between the proposed 17 acre lot and the lot upon which the golf course is located. There were no other questions or comments, so a motion to close the Public Hearing was introduced by Boardmember LaPerch, seconded by Boardmember Manteo and passed 6-0 in favor, 1 absent.

**REGULAR SESSION:**

**1. CLEARY/DePAOLI LOT LINE ADJUSTMENT, Route 124 @ Westchester/Putnam County Boundary** – Robin DePaoli appeared before the Board on her own behalf. According to the engineering review letter, there were discrepancies involving the amount of land to be transferred as well as the location of the proposed new lot line between Lots #1 and #2 causing the existing shed to be within the side yard setback. Chairman Rohrman stated that changes must be made to the drawings before approval can be granted.

**2. LANDAU SUBDIVISION, Joe’s Hill Road** – This item was on the agenda for a review of the preliminary subdivision plan, an Intent to Declare Lead Agency for purposes of SEQRA and a request for waivers of §123-12D(1)(k) and §123-30F (Tree and Forest Preservation Plan) and §123-30A(8) (Location of Rock Outcroppings). Theresa Ryan of Insite Engineering as well as Richard O’Rourke, Esq. appeared before the Board on behalf of the Landaus, who were also present. There was a discussion regarding the waivers requested. Because these lots are heavily wooded and most of the land will not be disturbed, it was the Board’s feeling that the waivers should be granted under certain conditions. These conditions include trees 12” in diameter at 4’ in height which are within 50 feet of any area to be disturbed. It was suggested that the building envelopes be staked as well as the centerline of the driveways and the four corners of the proposed septic systems and that a site walk with Mr. Trelstad and Ms. Ryan be scheduled after the staking. This way, it will be easier to see how many trees will need to be removed and what their sizes are. Chairman Rohrman stated that once the driveways are staked out, if there is a specimen or large tree in the path of the proposed driveway, the driveway be rerouted in an effort to save the tree. A motion to grant the above requested waivers under the conditions spoken of

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was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent. The resolution for the Intent to Declare Lead Agency for purposes of SEQRA was introduced by Boardmember Tessmer, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent.

3. **FOX LANE SUBDIVISION, 11 Field's Lane** – This item was on the agenda for subdivision review and Intent to Declare Lead Agency for purposes of SEQRA and was represented by Harry Nichols. The engineering review letter revealed that there were changes that needed to be made to the drawings. A discussion was held regarding a business being conducted on residential property without site plan approval. Chairman Rohrman suggested that the Town's Zoning Enforcement Officer, Mr. Harper, visit the site to ensure that no business is being conducted at the site, to which Mr. Critzer, one of the applicants, agreed. A motion to combine the subdivision and site plan applications under one Intent to Declare Lead Agency was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent. The resolution for the Intent to Declare Lead Agency (for both actions) was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.

4. **FOX LANE SITE PLAN, 11 Field's Lane** – This item was discussed above.

5. **BAKER FARM SUBDIVISION, Enoch Crosby Road** – This item was on the agenda for a review of the Preliminary Subdivision Plan and an Intent to Declare Lead Agency for purposes of SEQRA. The engineering review letter revealed that it was not a complete application for preliminary submission. The Intent to Declare Lead Agency was not acted on at this time.

6. **HIGH MEADOW FARM SUBDIVISION, Welfare Road** – This item was on the agenda for a continued subdivision review and was represented by Harry Nichols. It was recently determined that the Army Corps. of Engineers need not be involved at this time in this project according to the drawings that were recently submitted to them for their review and/or involvement. The engineering review letter stated that this application also does not meet the requirements for a preliminary submission. Drainage calculations as well as the inset map need to be included on the drawings.

7. **DURKIN FARM SUBDIVISION, Brewster Hill Road** – This item was on the agenda for a continued sketch review and was represented by Harry Nichols and Tom Carraciolo. There was a discussion regarding having a sign on Brewster Hill Road indicating "No Left Turns" into the proposed subdivision. The engineering review letter revealed that having that sign put up will not mitigate the possibility of having a car accident at this intersection. A suggestion was made to perhaps have an easement through Mrs. Durkin's property which will eventually intersect Brewster Hill Road at a location with better and safer sightlines. Mr. Trelstad suggested a meeting between him, Tom Fenton and James Lawlor, the Highway Superintendent, Mr. Nichols and Mr. Carraciolo to discuss the layout of the entrance to the subdivision.

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**8. CAMPUS AT FIELDS CORNERS, Pugsley Road** – This item was on the agenda for a request for waivers to subdivision regulations for a minor subdivision to include an area around each well, the water works and the sewage treatment plant and the approval thereof. The applicant was represented by Dan Richmond, Esq. of Zarin & Steinmetz. A resolution to grant the requested waivers and grant minor subdivision approval was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.

**9. TURK HILL EAST SUBDIVISION, Turk Hill Road & Allview Avenue** – This item was on the agenda to grant final subdivision plat conditional approval as per the resolution authorizing Chairman Rohrman to sign the Stipulation discussed and voted on at the January 24, 2005 meeting. The resolution granting final approval 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 last meeting was introduced by Boardmember Tessmer, seconded by Wissel and passed 6-0 in favor, 1 absent.

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

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**THESE MINUTES ARE STRICTLY A DRAFT UNTIL A MOTION IS VOTED  
UPON TO ACCEPT THEM AT THE NEXT AVAILABLE PLANNING BOARD  
MEETING.**