

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES  
FEBRUARY 27, 2006**

Present: Chairman George 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. TENTH JAM SUBDIVISION, Simpson & Old Barrett Roads** –This item was represented by Jeff Contelmo of Insite Engineering as well as Dan Richmond, Esq. of Zarin & Steinmetz, attorney for the Applicant. Mr. Contelmo began describing a 3-lot subdivision of 130 acres in size on the east side of John Simpson Road with a zone change dissecting the property. One proposed residential lot is to be 10 acres; the second proposed lot is 20 acres and the balance of the property is to remain undeveloped due to its slope. Boardmember LaPerch asked if there were any variances required; the answer was no. In the audience, Ann Fannizzi from the Putnam County Coalition to Preserve Open Spaces asked if there was any correspondence between Insite Engineering and the NYCDEP. Mr. Contelmo responded that this project does not meet the threshold for DEP involvement; however, it will be a joint review between them and the Putnam County Department of Health for well and septic placement and approvals. Ms. Fannizzi asked if the applicant planned on conducting a traffic study; the answer was no. Ms. Fannizzi stated that as a frequent user of Simpson Road, she, on behalf of the Coalition demanded that a traffic study be conducted. The next question regarded the amount trees that were to be cut down; Mr. Contelmo stated that he was not in possession of that information. Carey Newburg, a neighbor of this property, asked if any of the lots can be further subdivided. Mr. Contelmo responded that, if someone proposed further subdivision, the new lots would have to be closer to the reservoir edge requiring compliance with the strictest of the NYCDEP watershed regulations and would encounter other severe environmental constraints. It was suggested that perhaps the applicant consider putting a conservation easement on the property that would remain undeveloped. Cathy Croft asked about storm water management. A series of infiltration practices will be constructed along the rear of the houses to handle runoff through them so that the water goes back into the ground. Ms. Fannizzi asked if the soils present in the area of the proposed infiltration practices can support them; the answer was yes. Lisa McCarthy asked what the nature of the construction of the houses will be and if they will be along the same line of architectural style as her 100-year historic house. She was informed that the applicant must make an application to the ARB for the Town Board’s approval. Lynne Eckhardt asked how much maintenance was required for the infiltration system. It was stated that the homeowners will each be responsible for maintenance of their own drainage system and it will be minimal in cost. There being no further questions or comments, a motion to close the public hearing was introduced by Boardmember LaPerch, seconded by Boardmember Tessmer and passed 7-0 in favor. Chairman Rohrman reminded the audience that there was a 10-day comment period within which to submit letters to the Planning Board.

**REGULAR SESSION:**

**1. OMNIPOINT WIRELESS TELECOMMUNICATIONS FACILITY AMENDED SITE PLAN, 1944 Route 22** – This item was on the agenda for a Determination of Significance for purposes of SEQRA and approval of a Conditional Use Permit for the co-

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location and extension of an existing wireless telecommunications tower. Doug Warden, Esq. of Snyder & Snyder appeared before the Board on behalf of his client. The resolution granting a Negative Declaration was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 6-0 in favor, 1 absent. The resolution granting Conditional Use Approval for the extension and co-location was introduced by Boardmember Armstrong, seconded by Boardmember Wissel and passed 7-0 in favor.

**2. NEXTEL of NEW YORK, INC., 87 Hillside Park** – This item was on the agenda for a proposed co-location of a wireless telecommunications facility and exemption request for a third carrier which was approved in the original approval granted approximately 15 months ago. Doug Warden, Esq. of Snyder & Snyder appeared before the board on behalf of his client. The resolution granting the exemption was introduced by Boardmember Armstrong, seconded by Boardmember Manteo and passed 7-0 in favor.

**3. WESTON CHASE SUBDIVISION, Tillman Lane** – This item was on the agenda for a referral to the Town Board requesting a reduction in this subdivision's performance bond. It was recommended by the Town Engineer that this bond be reduced by 50%, the maximum allowed. The motion for this referral was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 7-0 in favor.

**4. ROUTE 6 BUSINESS PLAZA, 4005 Route 6E** – This item was on the agenda for Preliminary Site Plan Review and Intent to Declare Lead Agency for purposes of SEQRA and was represented by Joe Buschynski of Bibbo & Associates. The engineering review letter revealed that the drawings do not satisfy the requirements for preliminary approval and therefore, SEQRA could not commence until such time as they are upgraded.

**5. VAIL'S GROVE AMENDED SITE PLAN,** – No one was present to discuss this project and as such, was placed on the March 27, 2006 agenda.

**6. STATELINE RETAIL CENTRE, Route 6E** – This item was on the agenda for Site Plan Sketch Review and was represented by Jeff Contelmo of Insite Engineering as well as Paul Camarda, the applicant and Tim Miller of Tim Miller Associates, the Traffic Consultant. The subject property is approximately 45 acres in size and lies between I-84 and Route 6E just about 1 mile before the Connecticut border. Proposed are four buildings; 135,000, 35,000, 10,000 and 3,000 square feet in size. Of the 45 acres, approximately 15 acres will be rooftop and blacktop. The balance of the property will be heavily landscaped. There will be no wetland disturbance or incursion and the site layout meets all dimensional requirements at this time. At this point, Mr. Camarda showed a short aerial film of the property. Chairman Rohrman asked if Mr. Camarda and Mr. Contelmo had a chance to read both engineering review letters and informed Mr. Contelmo that there were several items in the Environmental Assessment Form that need revision. Mr. Camarda stated that the roof water runoff will be collected and used to irrigate the landscaping. The lighting plan will be critical to this project. A traffic study will have to be conducted, as it will be a part of an EIS if and when this application receives a Positive Declaration. Boardmember Armstrong asked if Mr. Camarda owned the property or if this application was being made as him being contract vendee. The answer was the latter. There was a letter from the owner's attorney authorizing the submission of this application.

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Chairman Rohrman asked Mr. Camarda what type of store was proposed to be the anchor. The response was either a national retailer, food warehouse such as BJ's or Sam's Club or an electronics retailer. The total number of proposed parking spaces is 916.

**7. FISHER SUBDIVISION, Nelson Blvd.** – This item was on the agenda to review the new layout, a Determination of Significance for purposes of SEQRA, a Referral to the Town Board for 280a(4) Open Development, and, lastly a Referral to the ARB. Terri-Ann Hahn of LADA appeared before the Board on behalf of her client, Mrs. Fisher. The resolution granting a Negative Declaration was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 7-0 in favor. The motion to refer this project to the Town Board for 280a(4) designation was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 7-0 in favor. The referral to the ARB was introduced by Boardmember Tessmer, seconded by Boardmember Wissel and passed 7-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 7-0 in favor.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Boardmember LaPerch 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.**

March 3, 2006  
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