

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
MARCH 12, 2007**

Present: Chairman George Rohrman; Boardmembers Dan Armstrong, David Rush, Mike Manteo, Phil Wissel, Tom LaPerch; Town Planner Siobhan O’Kane; Secretary Laurie Fricchione

REGULAR SESSION:

- 1. BREWSTER PLAZA LLC, Routes 22 & 6** – This item was on the agenda to commence the SEQRA process. Peder Scott and Mr. Vataj appeared before the Board. The Intent to Declare Lead Agency resolution was introduced by Boardmember Manteo, seconded by Boardmember LaPerch and passed 6-0 in favor.

- 2. EEC PLUS AMENDED SITE PLAN, Danbury Road** – This item was on the agenda for Final Approval. Peder Scott appeared before the Board on behalf of the applicant. There was a comment from Boardmember LaPerch regarding the outside area of the site having items that don’t belong there, such as boats on trailers, making the property looking untidy. Mr. Scott informed the Board that he has written a letter to the owner stating that he must take away the items and tidy up the site. If this is not done within a few days Chairman Rohrman will send out the Zoning Enforcement Officer to visit the site and if it is not cleaned up, will issue a desk appearance ticket to rectify the problem. The resolution granting Final Amended Site Plan Approval was introduced by Boardmember Wissel, seconded by Boardmember Rush and passed 6-0 in favor.

- 3. MAPLEWOOD NORTH GROUP, Bradford Court** – This item was on the agenda for a discussion of alternate plans as they relate to the best choice for access to this newly created lot involving the least amount of disturbance. Joe Buschynski of Bibbo & Associates appeared before the Board on behalf of his client. The chosen alternate to accomplish this is Alternate “A” which was recommended by the Town Engineer and Highway Superintendent. Alternate “A” entails not having the existing cul-de-sac moved onto the newly created property itself, thereby creating a lot of disturbance, but to keep the cul-de-sac where it is and creating a driveway from it to give access to the lot. This project has been placed on the March 26, 2007 agenda for preliminary review as well as for the review of the EAF. After the SEQRA process has been completed, this application will be referred to the Town Board for permission to proceed under Section 280A of New York State Town Law (Open Development).

- 4. DURKIN WATER AMENDED SITE PLAN, Fields Lane** – This item was on the agenda to commence the SEQRA process. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. This project was previously approved, but was never started, causing the approval to lapse. There are no substantive changes to the plan other than different proposed tenants at the site. The Intent to Declare Lead Agency resolution was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.

There was a brief discussion regarding the Strazza Lot Line Adjustment application. It was on this agenda for a Determination of Significance for purposes of SEQRA, but it was taken off until such time as the Planning Board can obtain a report as to any historical or cultural value that the barn present on the site may or may not hold.

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.

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

**March 12, 2007
L.F.**