

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

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

**WORK SESSION:**

1. **SKYRIDGE FARMS, LLC, Nichols Road** – This item was on the agenda for a discussion regarding excessive outside storage conditions at this site and was represented by Rob Alfredo, the owner. The engineering review letter reveals the necessity for the applicant to submit an application for an Amended Site Plan.

**REGULAR SESSION:**

1. **BACK O’BEYOND SUBDIVISION, Federal Hill Road** – This item was on the agenda for a Determination of Significance for purposes of SEQRA as well as for Final Subdivision Approval. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The resolution for the Determination of Significance (Negative Declaration) was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 5-0 in favor, 2 absent. The resolution granting Final Subdivision Approval was introduced by Boardmember Rush, seconded by Boardmember Wissel and passed 5-0 in favor, 2 absent.

2. **CINGULAR WIRELESS SERVICES, INC. (f/k/a AT & T WIRELESS), 87 Hillside Park** – This item was on the agenda for a review of the Amended Site Plan for co-location of equipment antennas and approval of Conditional Use Permit & Site Plan exemption. Lucia Chiocchio, Esq. of Cuddy & Feder appeared before the Board on behalf of her client. There was a brief discussion regarding the size of the panels and that if newer technology renders this tower (with equipment) obsolete, the tower and all panel antennas must be dismantled and removed within 6 months at the expense of the individual co-locators and owners of the property. The resolution for Site Plan Exemption was introduced by Boardmember Armstrong, seconded by Boardmember Manteo and passed 5-0 in favor, 2 absent.

3. **MT. EBO CORPORATE PARK, Lot #6, Mt. Ebo Road North** – This item was on the agenda for a continued sketch site plan review and was represented by Terri-Ann Hahn of LADA, Harold Lepler of Covington Management as well as Kathy Rubin of Wilder Balter Partners. Ms. Hahn addressed issues point by point as a result of the Town Engineer’s comments. A traffic study for the Mt. Ebo (Doansburg Road & Route 22) intersection as well as for Mt. Ebo Road North and Doansburg Road and Old Route 22 & Route 22 intersections has been ordered and is in the process of being done by Frederic P. Clarke & Associates. The report will be provided to the Planning Board as well as to the Town Engineer and our Highway Superintendent upon completion by the end of March. Ms. Hahn was hoping to begin the SEQRA process on this project, but Chairman Rohrman felt that because the drawings may substantially change as far as the road layout is concerned, it was best to bring the drawings to a preliminary level before SEQRA is started.

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**4. HARDCRABBLE TENNIS CLUB AMENDED SITE PLAN, Sutton Corporate Park Lots #3 & #4** – This item was on the agenda for a continued Amended Site Plan Review and was represented by Michael Liguori, Esq. of Hogan & Rossi. There was a recent development in this project regarding the pool installation, which was originally approved as one of the 4 phases of this development in 2002. The applicant will proceed with applying to the Building Department for the construction of the pool as per the originally approved plans, but will not concurrently pursue the installation of two outdoor changing rooms for pool patrons, which would require a variance of FAR requirements and building coverage from the ZBA.

**5. QUINN SUBDIVISION & LOT LINE ADJUSTMENT, Turk Hill Road** – This item was on the agenda for an Intent to Declare Lead Agency for purposes of SEQRA. There was a request made in writing asking for waivers to the preparation of a Tree and Forest Preservation Plan as well as a Rock Outcropping Plan, (§123-12(D)(1)(k), §123-30(F) and §123-30(A)(8)), which motion was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 5-0 in favor, 2 absent. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember Wissel and passed 5-0 in favor, 2 absent.

**6. ENVIROSTAR, LLC, Field's Lane** – This item was on the agenda for a continued site plan review and was represented by Joe Buschynski of Bibbo & Associates as well as Daniel Hollis of Shamberg, Marwell, Davis & Hollis. There was a follow-up regarding this application which had to do with the road-widening strip of land. The original site plan for Reilly Platform Tennis showed an easement for road widening purposes, although a title search revealed that a deed was never filed to reflect it. Mr. Hollis requested that this instant application be deemed a Type II Action for purposes of SEQRA being that no new construction or expansion is proposed. The New York City Department of Environmental Protection was given a copy of these plans, but they stated in a letter in the file that their involvement at any level is not required. There was mention that perhaps this applicant needs to apply to the ZBA for a side yard setback variance because there is a stockpile of clean materials to conduct their business that is too close to the 50-foot setback from their property line. Boardmember Manteo asked about the rather high stockpile of clean material that could be seen as he drove by earlier that day. It was suggested that maybe the stockpile could be made smaller so as not to be visually intrusive. Boardmember Armstrong asked why the stockpile was there in the first place. The answer was so that the drivers could be efficient and show up at jobs in the morning with the materials already on their trucks as opposed to having to go to pick up the materials on the way to the job for a tank removal. This project was placed on the March 28 Planning Board Agenda for a decision as to whether it will be deemed a Type II action. If it is, then the applicant will be referred to the ZBA for a side yard setback variance. If the ZBA variance is granted, then the applicant will appear before the Planning Board for Amended Site Plan Approval.

**7. VITA SUBDIVISION, Brewster Hill Road** – This item was on the agenda for a referral to the ARB. The motion to refer this project to the ARB for their review was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 5-0 in favor, 2 absent.

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A motion to accept the minutes from the 2/14/05 meeting was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 4-0 in favor, 1 abstention, 2 absent.

A motion to close the minutes was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 5-0 in favor, 2 absent.

**March 21, 2005**  
**LF**