

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
MARCH 26, 2007**

Present: [Acting] Chairman David Rush, Chairman George Rohrman; Boardmembers Dan Armstrong, Phil Wissel, Tom LaPerch; Town Planner Siobhan O’Kane; Town Counsel Willis H. Stephens, Esq.; Secretary Laurie Fricchione. Boardmember Mike Manteo was absent and excused.

**PUBLIC HEARING:**

**1. ROUTE 6 BUSINESS PLAZA SITE PLAN, 4005 Route 6** – This item was on the agenda for a Site Plan and SEQRA public hearing. Joe Buschynski of Bibbo & Associates appeared before the Board on behalf of his client, Mr. Suozzi. Proposed is a 2-story, 10,000 square foot building with the 1<sup>st</sup> floor being general business/retail and the 2<sup>nd</sup> floor being office. This project has already been referred to the ZBA and has obtained a variance from the restrictions of the front yard parking setback due to the narrowness of the site as it relates to Route 6. There being no comments from the audience, a motion to close the public hearing was introduced by Boardmember Wissel, seconded by Boardmember LaPerch and passed 5-0 in favor. This project was placed on the April 9 agenda for a determination of significance for purposes of SEQRA as well as for referrals to the Town Board for a Special Use Permit and ARB. The motion to close the public hearing was introduced by Boardmember Wissel, seconded by Boardmember LaPerch and passed 5-0 in favor.

**REGULAR SESSION:**

**1. NEXTEL OF NEW YORK, Independent Way** – This item was on the agenda for a continued review, to commence and finish SEQRA and to review for final amended site plan approval. Doug Warden, Esq. of Snyder & Snyder appeared before the Board on behalf of his client. After a discussion of the engineering review letter, it was decided that due to some concerns regarding drainage and runoff from the site onto Independent Way and the need for it to be rectified before any action can be taken, this application was placed on the April 23 agenda if it has been demonstrated that the concerns in the review letter have been addressed and corrected.

**2. MILLENNIUM REAL ESTATE SERVICES/THE COUNTRY STORE, Route 6** – This item was on the agenda for a preliminary review as well as to review the wetland permit application. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client, Mr. Iovino. There was a brief discussion regarding the vehicular and truck delivery traffic movements and there was a comment in the review letter that the exit that lets you out onto Tilly Foster Road be closed, thereby leaving only two entrances and exits. Then there was a discussion regarding the handicapped parking location as it relates to the entrance of the proposed building and paving it. Another comment was whether the apron of the entrance off Route 6 will be allowed to be paved even though it is within the 300 foot limiting distance of the reservoir. To be allowed to not have it paved will mean to seek a variance from the DEP, which is a long process; however, Town regulations dictate that commercial entrances be paved in an impervious surface. This item was placed on the April 9 agenda to commence SEQRA with the Intent to Declare Lead Agency.

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**3. ARBORSCAPE BARN ADDITION AMENDED SITE PLAN, Fields Lane** – This item was on the agenda for a preliminary review. Stefan Karlson appeared before the Board on his own behalf. Proposed is a storage barn addition meant to replace a dilapidated barn. The proposed barn (which is approximately 500 square feet larger than the existing barn) does not encroach upon any setbacks and will not need any variances. This project will require a wetlands permit, which will be in the process of being reviewed. Architectural drawings have been drafted and a motion to refer this project to the ARB was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 5-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 5-0 in favor.

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

**April 9, 2007  
L.F.**