

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
NOVEMBER 28, 2005**

Present: Chairman George Rohrman; Boardmembers Dan Armstrong, David Rush, Mike Manteo, Phil Wissel, Chuck Tessmer, Tom LaPerch; Town Planner Graham Trelstad; Town Counsel Tom Jacobellis, Esq.; Secretary Laurie Fricchione

REGULAR SESSION:

- 1. PENNELLA LLC, Fields Lane** – This item was on the agenda for a Declaration of Lead Agency for purposes of SEQRA and to set a public hearing date. The resolution for the declaration was introduced by Boardmember Tessmer, seconded by Boardmember Manteo and passed 7-0 in favor. The motion to set January 9, 2006 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 7-0 in favor.
- 2. TERRAVEST INTERNATIONAL CORPORATE PARK (T-3)** – This item was on the agenda for a referral to the Town Board for the establishment of a Performance Bond, which motion was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 7-0 in favor.
- 3. NARASIMHAN MEDICAL OFFICES, 341 Route 312** – This item was on the agenda for continued review, SEQRA Determination and a referral to the ZBA for parking. Joel Greenberg represented the applicant. The resolution determining this project as an unlisted action was introduced by Boardmember LaPerch, seconded by Boardmember Tessmer and passed 7-0 in favor. The resolution for a Negative Declaration was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 7-0 in favor. The motion to refer this project to the ZBA was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 7-0 in favor.
- 4. BREWSTER COMMERCIAL COMPLEX, 577 North Main Street** – This item was on the agenda for amended site plan sketch review and was represented by Dan Hollis, Esq. of Shamberg Marwell and Paul Lynch of Putnam Engineering. Mr. Hollis asked if there was any possibility of his client being issued a temporary Certificate of Occupancy with very stringent conditions upon it so that a new tenant may move into the building in anticipation of the building receiving amended site plan approval. Also, it was suggested that perhaps a performance bond could be established to ensure the compliance of this new tenant with all the rules and regulations so that the health, safety and welfare of the public would not be affected. If any of the conditions of a possible temporary certificate of occupancy were not followed for any reason, it could be pulled. Mr. Jacobellis stated that he would consult with Mr. Stephens about the possibility of having the Building Department issuing a temporary C/O. Chairman Rohrman stated that if the Planning Board recommended to the Building Department that they issue a temporary C/O, it would not have the force of law. He suggested to Mr. Hollis that he plead his case to the Building Department. Due to the fact that some of the existing businesses (all of which do not have a tenant c/o) require a Special Use Permit from the Town Board, this project was placed on the December 12, 2005 Planning Board agenda for SEQRA purposes as well as for a referral to the Town Board so that both aspects of approvals (Amended Site Plan and Special Use) needed can be pursued concurrently. The engineering review letter reveals some inconsistencies that need to be addressed and corrected in the site plan. One item refers to the amount of parking shown and the amount of parking needed. Presently, there are 94 parking

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spots shown; 33 are required. Mr. Lynch indicated that new drawings will be submitted before this project's appearance on the Town Board Work Session in January, 2006.

5. BAKER FARM SUBDIVISION, Enoch Crosby Road – This item was on the agenda to set a new public hearing date of January 9, 2006. Originally, the public hearing was to be held at this meeting, but there was a flaw in the public notice as far as the required amount of time was involved. The motion to set January 9, 2006 for the new date was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 7-0 in favor.

6. ROUTE 312 CENTRE – This item was on the agenda for a SEQRA Determination and Referral to the Town Board for a Special Use Permit. The resolution determining this project as an unlisted action was introduced by Boardmember LaPerch, seconded by Boardmember Tessmer and passed 7-0 in favor. The resolution for a Negative Declaration was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 7-0 in favor. The motion to refer this project to the Town Board was introduced by Boardmember Armstrong, seconded by Boardmember Rush and passed 7-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 6-0 in favor, 1 abstention.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 7-0 in favor.