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From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Sat Feb 26, 2005 12:46 pm
Subject: SE Planning Board Meeting Recap 2/14/05

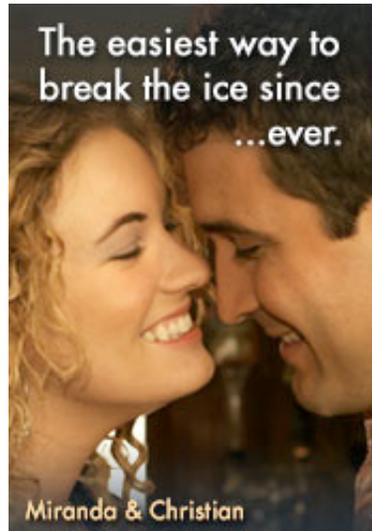
Hi All,

Sorry this is so late but I've been rather pre-occupied by a host of ongoing activities.

Below please find a recap of the Southeast Planning Board meeting of February 14th. This was really a pretty benign meeting-

As always the sarcastic comments are based solely on my personal observations. Official minutes will available within two weeks and since they are official will appear on the Town Website as well as our own. Although apparently it's now policy to post 'unofficial' recaps of Town Board Work Sessions there as well. It's a mystery as to how and when this new policy was adopted but hey, I love a mystery. Who doesn't? And of course imitation is the sincerest form of flattery.

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PUBLIC HEARING:

1. Back O' Beyond Subdivision, Federal Hill Road:

This 2 lot subdivision consists of one 17+ acre parcel (2 houses, a free standing garage, pool and tennis) and one 59+ acre piece. The subdivision resembles a 17 acre keyhole surrounded by 59 acres. Mr. La Perch asked if there would be any conservation easements. Answer 'no' this is not what the applicant wants.

I asked if the lots could be more conventional in shape. Answer 'no' the applicant wants 'buffers' next to their. adjoining property (golf course). There is a ten day comment period.

REGULAR SESSION:

1. Cleary/DePaoli Lot Line Adjustment, Route 124

The applicant appeared as the engineer was unable to make it. There were outstanding problems that she was unable to address so that this will be rescheduled.

2. Landau Subdivision, Joes Hill Road 4 Lots

This is a 4 lot subdivision. The smallest lot is 8 acres the largest is 15. Theresa Ryan is the

Engineer and Rick O'Rourke the attorney. The 'Tree and Forest' Plan was discussed. Although there is no diameter of what trees will be protected in the 'Tree and Forest' Plan Chairman Rohrman said that 8 inches was a customary measurement. The applicant asked that this be bumped to 12". The board seemed to have no problem with this request. It was decided that all driveways, septic fields and house would be marked so that the property could be inspected for tree and rock outcropping protection. This way any improvements could be moved to accommodate outcroppings and specimen or sizeable trees.

The Board voted 6-0 declaring themselves as lead agency.

3. Fox Lane Subdivision, 11 Fields Lane: 2 Lots

This two lot subdivision was represented but Harry Nichols.

A Court settlement between the applicant and town stipulated that no business could be done on the property until all violations were cleared up. No commercial business or transactions can be conducted on site until the subdivision is complete. Complaints have recently come in from neighbors so that the code enforcement officer will be sent out.

The Board declared themselves Lead Agency by a vote of 6-0. The Board amended their motion to include the site plan and subdivision as one.

4. Fox Lane Site Plan: 11 Fields Lane

See amendment above.

5. Baker Farm Subdivision, Enoch Crosby Road: 5 Lots

Represented by Harry Nichols. Chairman Rohrman explained that there was a three page letter from Town Engineer Tom Fenton with numerous questions that needed addressing before the Board could declare themselves Lead Agency. He apologized for the lateness of the letter as it did not reach the Board until late Monday afternoon (Mr. Fenton's wife has been ill). Because of so many unanswered engineering questions if the letter had been received on Friday Baker Farm would not have been placed on the agenda.

6. High Meadow Farm Subdivision, Welfare Road: 3 Lots

Engineer Harry Nichols explained that there had been 'significant road changes' made on this 3 lot subdivision. The ACoE has decided to 'pass' on a review of this subdivision if the new drainage can be proven to work. There are now dry wells to help drain the property.

7. Durkin Farm Subdivision, Brewster Hill Road: 5 Lots

There are still major site line problems on this subdivision. The applicant's suggestion (represented by Harry Nichols) that there be 'no left turn allowed' upon entering the neighborhood is not an adequate safety measure according to the Town engineer.

The Planning Board suggested that if there is an adjoining parcel in the planning process that the possibility of sharing a different and safer entrance be explored.

8. The Campus at Fields Corners, Pugsley Road:

The Board voted 6-0 to waive subdivision regulations for minor subdivision approval.

9. Turk Hill Road East, Turk Hill & Allview Avenue:

A resolution authorizing Chairman Rohrman to sign a stipulation of settlement of litigation and final subdivision plat conditional approval was approved by a vote of 6-0.

COMMENTS:

Back O' Beyond Subdivision:

Although the intent of the master plan was to limit odd shaped lots this one takes the cake. I understand why the applicant wants the boundaries drawn this way but there could be some

givebacks in return. For example, no future subdivision or perhaps a conservation easement.

Landau Subdivision:

This is far better now than the original incarnation. And the idea of flagging all 'tree clearing areas' makes immense sense. This way the Board can quickly see what trees and rock outcroppings will be affected. I'm not clear why the Board caved so quickly to Attorney O'Rourke's request (protecting an 8" in diameter tree up to a 12" diameter). But then I'm not clear why we still have no specific tree protection in place.

Baker Farm Subdivision:

Another project represented by Harry Nichols. Steep slopes and possible drainage problems- yeah, another 'Drainage District' in the offing that may take eons to set up. There was a long laundry list from the Town Engineer on changes that needed to be made. Chairman Rohrman seemed unhappy (and rightfully so) that this was even on the agenda with so many engineering issues to clear up.

High Meadow Farm:

I'll say it again- neither high nor a meadow. Dry wells? Huh? It will be interesting to see how engineer Nichols will 'prove' that these will work.

Durkin Farm Subdivision:

For me, this was the highlight of the evening. Hmmm... how do you solve the problem of dangerous sight lines at a development entrance? I know, just throw up a 'No Left Hand Turn' sign. Voila. Safe Passage.

The Board wasn't buying and told engineer Nichols to look into sharing access with a neighboring piece that may be developed. Super. More development on the Brewster Hill Speedway. Maybe it would be easier to issue 'jet packs' to all prospective home buyers. Problem solved.

Turk Hill Road East:

This one's a little fuzzy to me as the Board had gone into Executive Session on the last go-round (January 24th). In any case all issues seem to have been worked out.

That's it from here. As always please feel free to e-mail me with any questions or comments that you may have.

With best regards,
Lynne Eckardt

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