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From: "Lynne Eckardt" <midfarm@bestweb.net>

Date: Tue Mar 23, 2004 12:58 pm

Subject: Planning Board Recap

Hello All,

Below please find a recap of last night's Southeast Planning Board. As always these are not official minutes. Comments follow and are my personal observations.

1.PUBLIC HEARING: Waterview Estates: The Public Hearing was postponed due to incorrect noticing. According to Chairman Rohrman the tax map number was incorrect. Rescheduled for April 12th.

REGULAR SESSION:

1. CAMPUS AT FIELDS CORNERS: PUGSLEY ROAD AND ROUTE 312: There was discussion on Ridgeline Protection. Photographs were displayed (taken from 3 separate locations) that showed little view-shed impact. Interior roads will remain private. Some discussion on school bus stops, possibility of covered bus shelters. Chairman Rohrman mentioned the applicant getting together with the School Board for discussion on this. Board member La Perch brought up the possibility of 'sidewalks and street lights' for a more 'community feel.' Ballfields were mentioned as 10 acres of land will be donated to Southeast.

Other concerns were Route 312 at Pugsley Road. One Board member felt that there will be a 'bottle neck' there as 4 lanes feed down to two. When asked about a traffic light the applicant's attorney said that the DOT felt that one would not be needed until 2010. Attorney: Michael Zarin

2. ARBORSCAPE: A Performance Bond of \$97,400 was established by a vote of 7-0.

3 & 4. FOX LANE SUBDIVISION AND SITE PLAN: A simple 2 lot subdivision on the corner of Fields Lane and Route 124 to accommodate an existing kayak building business. Attorney: Richard O'Rourke

5. BAKER FARM SUBDIVISION: Enoch Crosby Road. 5 Lots. Ridgeline issues as well as steep slope questions. There will be extensive 'cutting and filling' to install some roads. There were questions regarding stabilization of these roads. Harry Nichols: Engineer

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6. GASLAND: Corner of Route 6 and Starr Ridge Road. Still no paperwork from the ZBA documenting past variances. Much talk of Dumpster/ Handicap Parking. When asked whether or not applicant was following an amended site plan Chairman Rorhman quipped, 'Which one?'. Applicant asked for referral to go before the ZBA (re. 'cooler pad') and the ARB the Board felt they could not do so at present. Peder Scott: Engineer

7. BREWSTER MANOR SUBDIVISION: Route 312. The Board made it clear that preliminary approvals had expired. An entirely new application will be needed. Peder Scott: Engineer

COMMENTS:

WATERVIEW PUBLIC HEARING: Over 30 people showed up for the 5 lot Waterview Public Hearing. When I picked up the agenda at 1:30 yesterday it had not yet been removed. Exactly when was the tax map error discovered? And when was the Public Hearing re-scheduled for the April 12th meeting? Some residents who came to the meeting late had no idea it had been bumped from the agenda and sat through the entire meeting. In future it would be nice to announce such a late cancellation throughout the meeting.

1. THE CAMPUS: Street Lights! Sidewalks! It's difficult to believe that more 'impervious surfaces' and 'light pollution' would be suggested by a Planning Board member. Ball fields! Honestly, CRSE is not against recreation but how many ball fields do we really need? This is not a rhetorical question.

Most telling was the concern over traffic on Route 312. Haven't we learned anything from the Route 22 debacle? The infrastructure on Route 312 is simply inadequate to handle the additional traffic from the 143 houses at the Campus, the commercial development at the Campus, commercial truck traffic from Terravest (and other proposed office buildings) and finally the traffic from 60 'senior citizen' homes. Lest we forget, Dykeman Corporate Park and 1000 new parking spaces at the Southeast Station are also on the table. When we're left with the jams that plague Route 22 one would hope that the concerned residents who pointed this out will not be blamed for holding up future 'improvements'.

BAKER FARM SUBDIVISION: ENOCH CROSBY ROAD: Lots of outstanding questions on this proposal. Ridgeline protection, steep slopes and drainage issues. The added bonus here is more traffic for Maple Road- the only way in and out. What is one of the most idyllic roads in Southeast is under the current threat of paving. More impervious surface, more storm water run-off into the Middle Branch and more problems for the Brewster Heights water district. Paving will be expensive and all Southeast residents will pick up the tab.

GASLAND: Route 6 and Starr Ridge Road:

This tear-down and total renovation has never met a variance it didn't like. Now up to 7 with one sign variance pending before the ARB. Apparently no one seems to be able to provide proof that these variances were actually given. CRSE supports the Planning Board's stand on 'No Referrals' until the amended site plan construction is completed. CRSE also supports the Town Board's new zoning proposal for no 'Drive-thrus' at gas stations.

BREWSTER MANOR SUBDIVISION: Route 312. Fortunately the preliminary approvals on this have expired. This file has one of the most remarkable DEP letters I've ever seen. Four pages and 37 questions. Town Engineer, Tom Fenton, recently sent a 5 page letter to the applicant. CRSE thanks the Planning Board for their very clear directive that this project must go back to square one.

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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