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From: "Lynne Eckardt" <midfarm@bestweb.net>**Date:** Sun Apr 9, 2006 4:03 pm**Subject:** SE Planning Board Recap 3/27/06[lynneckardt](#)

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Hi All,

Well, it's been a long time coming but I did want to do a recap of the March 27th Planning Board meeting before the meeting tomorrow night. Remember 'Stateline Retail Centre' is also on the agenda for tomorrow.

I was holding out hope that I was either in a 'Lunesta' daze or having a recurrence of Woodstock at this meeting as it was like the Planning Board of yore... Yeah, just throw me in my 'WABAC' Machine' and set the timer to 2002. Yikes.

There were tons of goodies on this agenda. Waterview Estates pulled a terrific stunt (kids, don't try this at home!) plus we were treated to Brewster Honda (Ta Da! Featuring the world's most unique and incredible variance), and Westchester Tractor who wins the coveted: 'I was keeping my fingers crossed' award.

In an entirely new but important twist it's apparently no longer appropriate to show updated plans before a determination of significance.

As always the opinions express are solely my own. Fortunately, they reflect no one else's skewed take on life in Southeast.

AGENDA:**1. Pegasus Therapeutic Riding, Inc, Peach Lake Road:**

William Bradley, owner. Insite is the engineering firm represented by Theresa Ryan. This is a 20 acre parcel that has a 10 stall barn and would like to build 10 more. To be an Equestrian Facility requires 25 acres. Chairman Rohrman asked if they could purchase 5 more acres. They will be going in front of the ZBA.

The parking lot does not meet current setbacks. Ms. Ryan was 'pretty sure' the new plan was located outside the buffers.

2. Waterview Estates, Allview Avenue

There were no objections from the Town Engineer re. granting preliminary approval. There will be a drainage district created. Chairman Rohrman mentioned that there was a lot of talk about creating a 'Town wide Drainage District'. The Dep approvals are in. Mr. Armstrong mentioned that the applicant had really gone through a long and involved process.

Preliminary approval granted: 7-0

3. Brewster Honda: Route 22:

Represented by Michael Liguori of Hogan and Rossi.

The lot will remain gravel. There will be no lighting. The DEP and Putnam County Planning are both okay with use. The attorney was looking for a referral to the Zoning Board of Appeals for setbacks for outside storage. Chairman Rohrman said that SEQR must be complete before any referrals are made. It will probably need a referral to the Conservation Commission as well. Although Mr. Liguori asked several times Chairman Rohrman was very firm about this. The Chair thought this was a 'unique application' as the ZBA had never before given a 'use variance for accessory use'.

The Planning Board would not declare Lead Agency until the application is complete.

4. Vail's Grove Golf Course Amended Site Plan, Peach Lake Road- Sketch Review.

All requirements met for review.

5. Narasimhan Medical Office, Route 312:

Final site plan approval granted 7-0

6. Mt. Ebo Corporate Park Lot #6, Mt Ebo North- Senior Housing

168 units of Senior Housing off Route 22.

SEQR has been completed (7-0). Referred to the Town Board for a Special Permit (7-0). Referred to the ARB (7-0).

7. Westchester Tractor: International Blvd.

Completed SEQR (7-0). Referral to Town Board for a Special Permit (7-0).

8. Campus at Fields Corners, Pugsley Road

143 lot subdivision off Route 312.

Approvals were extended. 7-0

COMMENTS:

1. Pegasus Therapeutic Riding:

Suffice it to say that I'd like Ms. Ryan be more than 'pretty sure' about whether or not the new plan will be located within the wetland buffer. Especially since it's a horse farm.

2. Waterview Estates Subdivision: Allview Avenue

This was a classic. HmMMMM, where to begin...

Oh goody, another 'Drainage District' that will never be implemented. Until the Town Board is so sick of the topic that they actually do create a 'Town Wide Drainage District'. Then instead of new development footing the bill for their newly created neighborhoods we'll all have another little item on our tax bill. Super!

And although Theresa Ryan, of Insite fame, didn't even bother to show the final map, significant changes had been made. Apparently it's 'gerrymander' city as far as new lot lines drawn. Because, in an all new, diabolically clever scheme, each of the 4 lots had been given frontage on Route 22 so no 280A, including a Public Hearing, will be needed. By the way, although 'frontage' is attained by using Route 22 there will not be a single curb cut made on that road.

What's annoying here (well what isn't?) and is true on so many other projects, is that a Public Hearing is held early on, significant changes are often made yet neighbors to the project are, for all intents and purposes, closed out of the process.

And finally, calling Sherman and Mr. Peabody, Dan Armstrong's inference that the applicant had jumped through hoops of fire to get this project through the process seemed so retro, so 2002. The access alone is more than a little sketchy and the entire project is hardly a model of good planning.

3. Brewster Honda:

This one is such a doozy. I'm still having trouble forgiving my favorite Board for granting the-most-unique- variance-in-the-world to allow for a parking lot perched above the Croton River.

Mr. Liguori wins the 'Dog with a Bone' award and seemed to be 'channeling' his boss, Don Rossi. He really, really didn't want to take no for an answer until Chairman Rohrman made it crystal clear that this project was going no where until the application is complete.

I thought the Planning Board was terrific here so this was the high point of the evening for me.

4. Vail's Grove Golf Course:

I'll have to assume that this one's 'Top Secret' as no plans were forthcoming.

6. Mt. Ebo Corporate Park- Lot 6:

Again, if you didn't know better you might actually think that this little number was a 'Corporate Park'. Ha! You'd be wrong. This misnomer is actually 168 units of Senior Housing located in a 'Corporate Park'- or at least Southeast's version of a corporate park. I mean, is it any wonder corporations don't clamor to locate in Putnam?

You might then ask why seniors would want to live with in a corporate park? It's the sewers silly! No sewer, no senior housing.

Hey, what senior wouldn't yearn to live near Powers Fasteners? The Post Office? Or a self-storage center conveniently located just down the street? Except you can't cross the street because it's Route 22 and traffic is running at 170% capacity.

Again, no plans were forthcoming so I have no idea what changes may have been made.

In a possibly related sidebar I've heard that massive amounts of fill have had to be trucked onto the Temple site (the Temple is very close to the Senior Housing). Anyhow, seems the Temple is built on ledge- it was supposed to be built 'into' the hill but, rather than blast, it was decided that fill be trucked in. My question is as follows: Isn't there some kind of testing done to determine whether blasting will be necessary and/or how much fill needs to be trucked in? I would think that the congregation might be somewhat unhappy with these additional costs.

7. Westchester Tractor:

I feel so cheap and used.

Westchester Tractor promised that they'd never need outside storage. They promised this new facility would never look like their operation in Golden's Bridge. But then they also insisted they weren't retail. And that they'd never, ever repair anything on site.

Oh, all the signs were there. How could have been so blind? Yeah, just like that creepy boyfriend who promised he'd be true 4-ever... and then you caught him in the back of his Mustang with your 'best friend'. Well, that's how sleazy this application feels.

What next??? Gas pumps and a canopy? I'm ready to take the pipe on this one.

8. Campus at Fields Corner:

I'll save the rant here- it's not really about this specific project. I've seen far worse. But if you're not crazy about your school taxes now just wait until these 143 homes are built. Can we all say 'school expansion'?

That's it from my desk- enjoy the rest of today... It's beautiful!

With Best Regards,

Lynne Eckardt

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