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

Date: Tue May 11, 2004 4:12 pm

Subject: Southeast Planning Board Recap

Hello All,

Below please find a brief recap of last night's Southeast Planning Board meeting and Public Hearing. As always the comments that follow are my own observations.

Pressed for time I've only included those items which may be of interest to CRSE members.

Ironic statement of the night can be found in the Mack's Family Restaurant (#4) comments. And also check out 'Mr. Lepler's Big Gamble' (# 5/6) under comments.

Mr. Armstrong and Mr. Laperch were absent.

PUBLIC HEARING:

WATERVIEW ESTATES SUBDIVISION, Allview Avenue.

Neighbors of this 5 lot subdivision put together an extremely thorough presentation complete with scale drawings and photos. Concerns ran from dangerous sightlines to ridgeline protection, drainage maintenance and traffic. It was interesting to note that although this project will have a complex drainage system and is private there is presently no Home Owners Association planned.

There was a brief 'dust up' between Attorney for the project, Richard O'Rourke and nearby homeowner John Kelly as, according to O'Rourke, Mr. Kelly had erected a fence on the applicant's property. Chairman Rohrman stated that this was a civil matter and had no place before the Planning Board.

3. PROSPECT HILL PARK # 2, Prospect Hill Road.

This was a sketch plan review as another office building (20,000 sq. ft) is poised to be built. An entrance from both Prospect Hill and Independence Way was proposed. Chairman Rohrman felt that this would lead to a lot of cut- through traffic which was not a good idea. A variance will be needed for the parking lot re. a side yard set-back

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4. HIGHLANDS, Building #5 (Mack's Family Restaurant)

The Planning Board viewed 3 different architectural renderings of the proposed 'diner' restaurant to be sited near Kohls. The bright red rendition was nixed. This was then referred on to the ARB by a vote of 5-0.

5. TERRAVEST INTERNATIONAL CORPORATE PARK: T-2 Subdivision. The board voted 5 to 0 to forward this to the Town Board for the establishment of a performance bond in the amount of: \$1,689,200. The sewage was discussed as the waste water treatment plant will actually be located on T3 which has not yet been approved. There will be a temporary solution of a 10,000 gallon septic tank (no fields) on site.

6. TERRAVEST INTERNATIONAL CORPORATE PARK, T-2 Lot #1 Site Plan (Ace Endico)- this was referred to the Town Board (5-0) so that a performance bond in the amount of \$2,119,000 can be established.

7. HEWITT SUBDIVISION: Joes Hill Road- Determination of Significance. The Board voted 5-0 on a negative declaration. In a clear change of policy the Building Department will forward to the ZBA for a variance.

COMMENTS:

WATERVIEW ESTATES:

Plain and simply this is the proverbial 'square peg in the round hole' . This project just doesn't fit the site. Severe sightline problems, unanswered maintenance questions, private roads, well drawdown the list goes on and on. It's incredible that up until this point no HOA has been mentioned as there are both private roads and drainage issues. Of course given that the town had set up districts that have never paid a penny towards their own upkeep this isn't particularly surprising.

Thanks to Chairman Rohrman for shutting down the inappropriate confrontation between the applicant's attorney and a neighboring property owner. Thank God, minutes are taped as the Planning Board secretary appeared to 'nod off' during the neighborhood presentation.

3. PROSPECT HILL PARK #2:

Thanks again to Chairman Rohrman for putting the kibosh on the possible 'cut through' road. Another variance needed...

4. HIGHLANDS- MACK'S FAMILY RESTAURANT:

All I can say is: WOW! An ersatz, mega diner. Because, apparently, 'The Highlands' is not ugly enough yet.

Planning Board member, David Rush, who appeared very polite but less than thrilled with the drawings, sincerely asked if 'there was a concept behind the Highland's architecture?' Rohrman replied (with a straight face) that, yes, originally it was all supposed to architecturally 'blend in'. I'm not sure how removing the top part of a mountain and plopping Home Depot, Kohls et al 'blends in' but I can assure the Planning Board that this 'blend' has not been a success. And adding Mack's in all its purple, yellow, chrome and green Disneyesque splendor will probably not add to the harmony. Whew, thank God, the ARB nixed the bright red.

5/6 TERRAVEST T-2:

Here's a hypothetical for you: (Stay with me on this.)You've found your dream house but it's only 2 bedrooms and you absolutely need four. The abutting vacant land is for sale next door and this is the ONLY way you can add enough septic fields to build on to your dream house.

QUESTION: Do you buy the dream house first since you're 98% certain that you'll be able to buy the land next door?

After 18 years in real estate I've yet to see anyone take this kind of gamble. Yet Mr. Lepler is willing to deal with a 10,000 gallon temporary septic tank until Terravest 3's subdivision is approved, because that's where the waste water treatment plant HAS to go (surrounded by the proposed 'senior housing'). Note to self: Never, ever play poker with Mr. Lepler.

HEWITT SUBDIVISION:

This one's been kicking around for a while. Back in December they wanted to be referred to the ZBA for two side yard setback variances. Back then they didn't comply with the Resource Protection Plan. It was still iffy in February.

The bigger question here is why the change in policy? Before the Planning Board referred to the ZBA now it will be the Building Department. It will certainly be a lot less visible to the public if it's not left to the Planning Board in an open forum. Dear God, why do I suddenly see ZBA meetings in our future...

As always please e-mail me with any questions that you may have.

With best regards,
Lynne Eckardt

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