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

Date: Tue Jun 29, 2004 1:54 pm

Subject: Fw: Southeast Planning Board Recap

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----- Original Message -----

From: [Lynne Eckardt](#)

To: midfarm@bestweb.net

Sent: Tuesday, June 29, 2004 8:26 AM

Subject: Southeast Planning Board Recap

Hello All,

Below please find a recap of last night's Planning Board. This was a real record breaker clocking in at under 45 minutes. Whew, what a 'Better Late Than Never' moratorium will do...

Interestingly, two items on the agenda had been removed. Both 'Starr Ridge Equestrian Center' and 'Sutton Corp Park' were on the docket to receive Final Site Plan Approval. Both were removed from the agenda as neither had PC Board of Health or DEP Approvals and in a complete turn-around the Planning Board was reluctant to grant 'Conditional Approvals' due to their 'Commercial Status'. This is an amazing reversal when you consider that 'The Meadows' (although not commercial, a large 104 lot subdivision) was approved with 22 'conditions' pending. Go figure...

Below please find my notes on the meeting. As always these are unofficial. Official minutes should be available on July 12th.

And as always the comments that follow are based on my own observations and are mine alone. Feeling rather benevolent today- Got a lot of sleep and it's beautiful out.

REGULAR SESSION:

2. WATERVIEW ESTATES SUBDIVISION: Allview Avenue:

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Chairman Rohrman stated that this subdivision meets all criteria for preliminary approval. He also stated that if there were any changes slated to the current zoning regs the Town Board hadn't informed the Planning Board of any such changes. The Chair also mentioned that the 'We're only advisory'. It was also noted that this subdivision had been in front of the Planning Board 'a long time',

Mr. Armstrong made several comments regarding why this project should be passed along to the TB. The Town Board will then deny or grant a variance based on 'economic hardship'.

It was noted that 'orders' have come down that no more than 3 members of the Planning Board go on site walks together. It appeared that only 3 Planning Board members had walked the Waterview site.

The Board voted 5-2 (Mr. Rush and Mr. Wissel were the dissenting votes) to grant this waiver and forward this on to the Town Board.

3. TURK HILL EAST: Turk Hill Road

Almost no discussion on this. The Board voted 5-2 (same dissenting voters) to grant the waiver.

4. ROOT AVENUE SUBDIVISION: Root Avenue

It was mentioned that this project was 'very close to preliminary approval'. This project was granted a waiver by a vote of 5-2. Mr. Wissel and Mr. Rush were the dissenting votes.

COMMENTS:

This was a really interesting meeting for the dynamics alone and, of course, bonus points for brevity. Once again, it appeared that members of the Planning Board were miffed that the Town Board has not discussed the Moratorium with them in any way. Planning Board members seemed to have no idea what the TB hopes to accomplish. More up zoning? Who knows and join the club, I haven't heard it addressed at any town level meetings either.

The consistent 'no' votes of Mr. Rush and Mr. Wissel were interesting but as no reasoning was given I have no idea why.

As far as Waterview goes it's particularly galling to hear Planning Board members say that a project has been in front of the Board for a 'long time' when, in fact, it has been in front of the Board for a long time BUT in different incarnations- even with different owners. Looking through past agendas it would appear that in its present guise Waterview has NOT been in front of this Board for more than 9 months. Also, the Board by their own admission is ready to give Waterview preliminary approval and only 3 members have walked this 'controversial' site. C'mon guys, at least take a gander at the rather dubious, possibly even dangerous, entrance onto Allview. This can even be a 'drive-by'.

In the quote of the evening Chairman Rohrman stated that the Planning Board was 'only advisory'. And this is the crux of the matter. CRSE has been on this for years. Plain and simply: the Planning Board serves at the pleasure of the Town Board. The TB appoints and reappoints its members. In fact, the Planning Board can be dissolved by the Town Board and the Town Board can act as the Planning Board.

The bottom line is that the Town Board should accept all responsibility for Planning Board decisions. Hiding behind and blaming the Board you appointed and reappointed, well, those days are officially over.

I look forward to thoughtful, consistent Town Board decisions regarding the 'economic hardship' that these three 'waivered' projects face.

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

With best regards,
Lynne Eckardt

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