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SE Planning Board Meeting 7/10/07

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Hi All,

Wed Jul 12, 2006 6:08 pm

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On Monday night I attended the Southeast Planning Board meeting. While there were several 'housekeeping' items on the agenda the main event was, of course, 'Stateline Retail Center'.

Interestingly the always charming Mr. Camarda was not in attendance which was probably a shrewd move. Although I always miss his animated antics and unbelievably lame explanations of why we really, really, really need shopping convenience and how all those elusive tax \$\$\$ will solve the ills of Putnam County. Anyhow, part of the posse did attend including spokesmodel, Bill Madden and Carmel pal, Bob Buckley. Everyone was well behaved and the discourse remained civil.

Audience celebrities included Councilman Paul 'I've-never-met-a-development-I-didn't-like...until-now' Johnson, and nearby neighbor to the project, engineer about town, Peder Scott.

For the most part high marks went to the Planning Board- although I wish Mr. Lepler's projects would be treated with the same level of scrutiny. But then perhaps it's simply a case of 'the devil you know...'

As always the snippy remarks and comments are my own jaded opinions. They reflect no one else's take on life around and about Southeast.

Regular Session:

1. EEC Plus, Commerce Park Lot #1, Route 6- Review revised lighting plan

There was a brief discussion on sodium vapor lights and motion sensors.

2. Quinn Subdivision and Lot Line Adjustment- Turk Hill Road

This was referred to the Town Board to approve a \$16,500 performance bond.

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3. Prospect Hill Estates II (f/k/a Augusta Subdivision)

Prospect Hill Road:

This is a 3 lot subdivision. The PB declared themselves lead agency. 6-0

4. Stateline Retail Center:

This project sits on '44.7 acres of meadow, field and forest' there are also wetlands, buffers and watercourses. The project will consist of 183,000 square feet of retail space with parking for 915 cars. The anchor store will be 135,000 square feet.

After a brief overview of the project given by Theresa Ryan of Insite and another associate Planning Board member, Mike Manteo, asked numerous questions. Mr. Manteo seemed concerned with interior traffic flow (he had spent two hours at Costco the day before). Other questions concerned: Architectural design, views, proposed exterior display areas, convenience of parking, security, traffic and finally the name 'Stateline'. Board member Armstrong strongly suggested the use of 'broken facades' and graphic power point architectural renderings would be imperative. Board member LaPerch asked that, due to the rooftop views from Route 84, green roofs be considered in the scoping document.

I asked or said the following:

- Not knowing the tenant, how can local economic impacts be properly addressed? I suggested that various business models should be considered and addressed.
- Thanking and crediting Mr. LaPerch, that green roofs be seriously investigated.
- That pervious pavers be used for all over-flow parking.
- Native plants be used
- That due to noise from Route 84 all buildings be properly sound-proofed

Ann Fanizzi was concerned about the economic impacts due to the Village of Brewster's proximity. She also mentioned 'walkability' within the project as this is a disaster in 'The Highlands'- she then stated she never goes to "The Highlands". Ms. Fanizzi then mentioned the massive project being built at the Union Carbide site and how this will impact traffic.

Joe Schaub had several traffic concerns. He mentioned lower speed limits and more signage. Also that all accident reports be incorporated into the traffic portion of the scoping document.

Bill Heath stated that there was an inherent paradox of adding new business yet not impacting existing business.

Marian Rose said that the East Branch Reservoir is already phosphorus impaired. She asked that the applicant provide acetate overlays of steep slopes and wetlands. She asked that a survey of all rare, endangered or threatened plant species be done. Dr. Rose then read a letter from John Keene of Trout Unlimited.

Mike Santos asked that the applicant consider what public transportation is or would be available.

Cathy Croft asked that 'green practices' be followed for all buildings.

Peder Scott was concerned about lighting. Board member Tesmer said that the lighting at Lakeview Plaza was an example

of how lighting should not be done.

There will be a 10 day comment period.

COMMENTS:

Unfortunately, while there were quite a few concerned residents in attendance, the crowd was far from SRO. Of course it's 'that time of year' when many are on vacation.

While I appreciated Mr. Manteo's concerns (and he was kind enough to provide me with a list after the meeting) his comments were never-ending. I kept thinking, where is that copy of 'War and Peace' when you really need it. And maybe it was my imagination but it seemed that even Planning Board members were squirming or nodding-off.

While comments and questions from the PB are imperative it might make sense to let audience members speak first with Board follow up on anything missed.

Of course my hero of the evening was Tom LaPerch. Having a PB member ask to at least include the feasibility of a 'green roof' left me positively giddy. I'm sick of hearing from developers that 'green roofs' just aren't feasible. Show me. And given that the roofline will be about 25 to 30' below Route 84 just the thought of looking down on rolled reflective roofing and assorted vents makes me want to blow my brains out.

Marian Rose's suggestion to provide acetate overlays on steep slopes and wetlands was a great idea and well received by Chairman Rohrman.

Ms. Fanizzi made an excellent point about 'walkability' within the Stateline project as Home Depot/Highlands is a complete disaster as far as pedestrian (and vehicular too, come to think of it) traffic goes. I was somewhat amused by her claim 'but I never go there'- Reminded me of buying some really embarrassing personal hygiene product while claiming 'It's not for me...'

And engineer Peder Scott showing concern over **any** new project elevated the term 'NIMBYism' to dizzying new heights.

I still love Councilman Johnson's interest in 'Stateline'. Sure, approving a 452,056 sq. ft. office/warehouse/light industrial project with 60 units of Senior Housing perched on a ridgeline on steep slopes, in wetland buffers, and requiring several special permits and a variance to boot was no problemo- But now we're suddenly 'concerned' about a project less than half the size needing nothing more than one special permit.

Finally, although minor in the grand scheme of things, I agree wholeheartedly with the sentiment that the 'Stateline' moniker has **got** to go. It still reminds me of either a really seedy truck-stop, liquor store or semi-legal fireworks stand. C'mon Charming- mercifully you did change the spelling of the word 'Centre', I mean how hard could it be to come up with a new name? Personally, I'd go with the always ironic 'Reservoir View' or maybe (wink, wink) 'Field and Forest' as that's what'll be paved over.

If anyone has other questions on 'Stateline' they'd like addressed in the DEIS please send them to: SE Planning Board, 67 Main Street, Brewster, New York 10509.

That's it from my desk- please feel free to e-mail me with any

comments or questions you may have.

With Best Regards,
Lynne Eckardt

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SE Planning Board Meeting 7/10/07

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Lynne Eckardt
[lynneeckardt](#)

Jul 12, 2006
6:18 pm



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