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From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Sat Jul 16, 2005 11:35 am
Subject: SE Planning Board Recap 7/11/05

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Hi All,

In another relatively short meeting the Southeast Planning Board met on Monday night.

There was a Public Hearing on the three lot subdivision 'J.P. International' (Old Milltown Road) and one new entry into the development fray a 3 lot subdivision 'Augusta Properties' (Prospect Hill Road).

A impressive new level of obfuscation, courtesy of the always affable Harry Nichols, was reached during the Public Hearing that I know many of you will enjoy. It's under J.P. International.

As always the commentary here is my biased ('biased' being the operative word) take on life in Southeast. I'm fast approaching my three year anniversary of regular meeting attendance so when I seem exasperated it's because, well, I am.

PUBLIC HEARING: 8:00 PM

1. J.P. International, Old Milltown Road:

This is a 3 lot subdivision on 36 acres. The Engineer, Harry Nichols, gave a brief presentation.

There will be a homeowner's association set up to maintain the shared driveway, the driveway will disturb wetlands and wetland buffer. The Army Corp of Engineers was notified and will not be involved. The new houses will be between 4000 and 5000 square feet. The clear cutting will be minimal. Some fill is required.

A near by resident, Robert Gosselink asked the following: Would blasting be required? Ans. 'Probably not'. Was concerned with wetland disturbance. Ans. Wetlands flagged by Ted Kowalski (Patterson Wetlands Inspector). Will a bond be required for the Homeowners Association? Ans. 'No'.

Another resident asked about a small pond. Mr. Nichols pointed it out on the map. Ms. DeSalvo asked if there would be any notification before blasting. No one seemed to know. Wells can be monitored if there is. Leaching pits were also mentioned.

Another resident asked about the ore pit on the property. Mr. Nichols was unaware of this. Mr. Gosselink asked who owned JP International. After a beat- Mr. Nichols answered that it is a

corporation. Mr. Finger asked if there could be further subdivision? Ans. 'No, the Resource Protection Plan only allows for 3.4 lots.'

I asked how much incursion would be in the wetlands and buffers? Ans. Less than 4000 sq. ft. Mr. Nichols did not know how much there would be in the buffer and didn't want to give an 'erroneous number. I asked roughly how much land would be cleared per site? Ans. About an acre. Length of Road? Ans. 750'. I asked if the HOA would go through the attorney General's office? Ans. 'Yes'. I asked if a subdivision notification sign had been put up? Ans. 'Yes'.

There is a ten day comment period and this will have to go before the Conservation Commission.

The Public Hearing was closed.

REGULAR MEETING:

1. Collins Brothers Industries Inc. Fields Lane- Amended Site Plan

The applicant wants to install ground level truck scales (80' long by 10' wide). Since there will be little disturbance the Board declared this a type 2 action in a vote of 6-0.

2. Terravest International Corporate Park (T-9, Westchester Tractor) Review of revised landscaping plan. Additional landscaping was discussed. Presented by Ms. Hahn the trees used will be 8-10' and 12'-14' White Spruce (replaced White Pines because of deer damage). Ms. Hahn also explained that this plan had been in front of the Town Board and that they had requested a 'wall of green'.

3. Torhan/Johnson Lot Line Adjustment, Gage Road

The existing house is to be torn down. New house to be around 3000 sq. ft. The PB reminded the applicant of the stone wall ordinance. The lot line adjustment will make the new home conform to zoning regulations.

4. Turk Hill Road East Subdivision, Turk Hill and Allview Avenue

A 180 day extension of the conditional final approval was extended by a vote of 6-0.

5. Augusta Properties Subdivision, Prospect Hill Road- 3 lots on 26 acres

A sketch plan was submitted. There is one existing house. The zoning is R-40. There will be a 1100 foot driveway which will traverse wetlands- there will also be stonewall disturbance. Mr. Armstrong commented on the 'strange' lot lines. A Resource Protection Plan will need to be submitted and some part of the application was missing. An 18' wide driveway was recommended but Mr. Rush said he would prefer a 12' road with 3' gravel shoulders. This will have to go before the Conservation Commission.

6. Starr Ridge Farms (Equestrian Center), Starr Ridge Road

A request for a one year extension of the final Site Plan Approval was approved 6-0. All environmental controls must remain in place and will be inspected.

7. Sutton Corporate Park Lot #1, Sutton Drive (off Fields Lane)

A request for a one year extension of the Final Amended Site Plan was approve 6-0.

COMMENTS:

1. J.P. International, Old Milltown Road

OK- I give up. What on earth is 'International' about this project? Is it as multi-national as say, Terravest International Corporate Park? Well, we'll never know because, as Mr. Nichols put it so succinctly, 'It's a Corporation'. In one of the world's worst kept secrets the 'JP' of International fame (unless the project has been sold) is John Petrillo. I hear that there are other partners but I haven't confirmed this so they remain under the radar.

Good questions were asked but to me the highlight was when Mr. Nichols dropped that when the Resource Protection Plan is figured into this project it's at the limit in number of lots allowed. And even then we have to cross wetlands to gain access- otherwise it's steep-slope-o-rama. Gosh, it's always something. And leach pits. LEACH PITS!!!! Why don't we go back to cess pools while we're at it.

So yeah, I'd be curious about the 'wetland buffer' incursion (not available at press time) and depending on the topography (remember this is a very rocky site and there is fill needed- jeeze, I hope not free, clean and from Yonkers!) I think an acre of clearing around each residence could be considered more than 'minimal'.

And note to applicant- if there is an 'ore pit' on the property it would be nice to have it on the subdivision plan. Ore Pit- Hmmmm, sounds so inviting. The real estate advertising potential is boundless, I can see the heading now- 'Walk to Ore Pit', 'Fabulous Ore Pit Views!', or 'Mine your own property!' Cool.

2. Terravest Corporate Park: Westchester Tractor

Goody! I get to revisit one of the most hilarious, hypocritical and appalling sell-outs, I mean 'decisions', reached by any board in recent memory. The ZBA no less- shame on them, I'll even use the 'D' word here. Yeah, I'm Disappointed in them. Except Mr. Froessel. Also bear in mind that our Town Board went right along with this. Not retail???? Hell, it's a tractor dealership. Still let's put some more lipstick on this pig and hope that the proposed spruce are on growth hormones.

I've never been one for the 'wall of green' or what I fondly refer to as 'Police Line-up Landscaping' still we do need to hide the 10,000 square foot 'car park' and remember, there are no guarantees that the applicant will not be back asking for more outside storage. Super!

About those 10' spruces- I'd pray for rain and an overdose of Miracle Grow but what with the storm water run-off and our already phosphorus impaired water supply I guess I'll opt for slow and steady.

5. Augusta Properties:

Yeah, kooky lot lines, long, long shared driveway through wetlands- and I don't even know about the steep slopes. This one may be the Tri-fecta. I'll look forward to a Resource Protection Plan being submitted.

And hey, doesn't a long, long shared driveway almost always guarantee an insidious 'falling out' between neighbors?

This will have to go before the Conservation Commission. Ooooooo, I'm sure the applicant is shaking in his/her boots. I mean, we know how strict **that** Board is. Oh right, they've never denied an applicant. Although I will say because of certain members (thank you Mr. Cuomo and Mrs. Tiernan) they have gotten better about asking projects to better comply with our strictest-in-the-universe wetland regulations.

Whew- that's it from my desk. Wishing everyone a wonderful weekend!

With Best Regards,
Lynne Eckardt



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