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

Date: Tue Aug 24, 2004 1:40 pm

Subject: SE Planning Board Recap 8/30/04

Hi,

Below please find the latest Planning Board recap. It's long- I'm sorry.

As always the caustic comments are based only on my own observations and poor attitude. Official draft minutes will be available on September 9th.

While 'enjoyable' would be an overstatement this was a pretty good meeting. Board member, and Vice Chair, Mike Manteo actually seemed to have done his home work and asked several valuable questions.

The best 'smoke and mirror' presentation was a toss up between 'Orchard Hill' and the Fisher Subdivision. I'm going to have to give it to 'Orchard Hill' as how can a two lot subdivision, even when represented by the indomitable Ms. Hahn, hold a candle to a 200 room 'Lodge' with restaurants, banquet facilities, and an 18 hole golf course in North Salem. Oh right, and in Southeast we get the 5 hole 'short course', maintenance 'shed', outside storage and the 'majority of the traffic'. Such a deal.

Lest we forget, this gem will need, yeah, you guessed it, a Special Permit.

It's in the Fields Lane 'Office Park' zone. I suppose we are getting closer to the 'park' part if we pretend that the 'mini' 5 hole golf course is 'open space'.

WORK SESSION:

1. ORCHARD HILL LLC- Fields Lane

This 46 acre site on Fields Lane will have a 5 hole 'short course' (Par 3?) and a maintenance shed. The majority of the project (Hotel, Conference Center, restaurant (60 seat) and 18 Hole Golf Course) will be in North Salem. The Town Board of North Salem declared themselves Lead Agency and has issued a Positive Declaration. The Positive Dec. means that this development will have a significant impact on the environment.

Frank Fish from Buckhurst, Fish & Jacquemart and Tim Miller from Bibbo Ass. gave the 'Conceptual Review'.

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There will be two access roads. One off Hardscrabble Road and one off Fields Lane. At present 60% of the traffic will use Fields Lane while the addition 40% will use the Hardscrabble Road Entrance.

As this project is in the early stages (in Southeast) most of the PB had not yet received any information from the developer.

Mike Manteo asked where the wells would be located. They will be located in North Salem. Water consumption for the Golf Course averages 7000 gal. per day. But on a normal warm day 15,000 to 20,000 gallons is used. This figure climbs to 30,000 GPD on hot days.

A Special Permit will be needed in Southeast for the Maintenance building and outdoor storage in an Office Park zone.

Chairman Rohrman was concerned by the vague traffic figures. The applicant assured the PB that this presentation was very preliminary and accurate figures would be forthcoming.

Chairman Rohrman also suggested that the DEIS be very thorough due the amount of litigation against the town in the past two years.

2. 557 NORTH MAIN STREET BUILDING-

This is the old Herbst Seed Building. There were current zoning violations, supposedly, all remedied. Concern was expressed as taxis are now parked there overnight and unless the Taxi Company has an office in the building this is not a permitted use.

REGULAR MEETING:

1. BREWSTER TRANSIT MIX: Fields Lane

The Board voted a referral to the Town Board for the establishment of a performance bond. 6-0

2. STARR RIDGE FARMS EQUESTRIAN CENTER: Starr Ridge Road

The Board voted a referral to the Town Board for the establishment of a performance Bond. 6-0

3. SUBURBAN PROPANE: Route 6

Zoning violations have been remedied. Mr. Manteo expressed disappointment with the plantings along Route 6 and asked if more screening would be installed. The applicant said that the money had been allocated and that this would be done.

4.FISHER SUBDIVISION: Nelson Blvd.

Project engineer, Terry Hahn, said that this would now be just a two lot subdivision with a lot line adjustment for one additional parcel. Reed Road will now become a 'mapped road' rather than a 'to code' town road. The road will now end in a 'hammer head' rather than a customary 90 foot cul-de-sac. This will still give the applicant the frontage needed to subdivide.

Mr. Armstrong was concerned that this may be 'precedent setting' and wanted to know if the Town Attorney had approved it.

Ms. Hahn stated that in order to meet setbacks part of the proposed house in Lot 1 would be within the wetland buffer.

19 residents of Drewville Heights attended this meeting to learn more about this subdivision.

5. TERRAVEST INTERNATIONAL CORPORATE PARK:

The Board voted 6-0 to give final site plan approval to T-9 (AKA Lot # 11).

6. TERRAVEST INTERNATIONAL CORPORATE PARK, T -2, Sites 2,3 and 4.

The Board voted 6-0 to refer plans to the Architectural Review Board.

7. DiLISI/MOFFATT ACCESSORY BUILDING: 19 Cameo Court

This building will be used for Doctor's office space in a residential area. The Board voted 6-0 to refer to the ARB and 6-0 for conditional use permit and approval.

8. GARDEN HOMES MANAGEMENT, Route 22

The applicant was not present so the Board was unclear as to which building(s) on Route 22 were part of 'Garden Homes Management'. This was deferred until the applicant can come before the Planning Board.

COMMENTS:

1. ORCHARD HILL, Fields Lane

Well, what's not to love. See the intro for details and unbiased notes above. And heads up to the applicant. How is it that I have more information on this project than our Planning Board does? This really annoys me. The Planning Board deserves better, no matter how early in the process it is. Fix it.

Holy Moly! Check out that water usage. 30,000 Gallons per day when it's hot- let's hope all that global warming talk is bogus. Since, last I heard, aquifers don't respect boundaries this may affect us in Southeast. By the way, don't we also have the Durkin wells pumping relentlessly at their 'Office Park' HQ on Fields Lane?

What I loved about this presentation was the near omission of traffic stats. If you had seen the North Salem presentation the spin was on how little traffic North Salem would get. At this meeting the applicant just didn't say much until Chairman Rohrman asked. Thank you Mr. Rohrman.

FYI: the applicant passed out some really snazzy information packets at the North Salem Public Hearing. I'm hopeful that once we get to that stage of the application Southeast won't be treated like the poor redneck relation. Let's see, Maintenance Shed/Outdoor Storage... I get it, we are the poor relation.

3. SUBURBAN PROPANE:

Thanks to Mr. Manteo for asking the Suburban Propane to landscape along Route 6- not exactly the 'Garden Spot' of our new 'Gateway Zoning'. At that point the applicant said that they did have money and would be re-planting. I'm not sure that the applicant would have offered to screen without Mr. Manteo's prodding.

4. FISHER SUBDIVISION:

The drawings here were still as confusing as hell. The 'blue' retention basins seemed to be gone but the wetlands area was not colored in and was

only mentioned upon PB questioning. Apparently to meet setbacks part of one house will be built in the wetland buffer. Swell. Might as well start circumventing the intent of the new R-160 zoning now. Frankly it's amazing that it's taken this long.

Also the Board couldn't figure out where exactly this subdivision was proposed. It would have been really helpful for Ms. Hahn to have shown the Board an overview of Reed Road complete with existing neighborhood homes. The 19 neighbors in the audience were restless and slightly impatient. Kudos to them all for the interest shown.

I still want to know who gets to pay for the road extension and 'hammerhead' (I love this term)? And how far can the road be extended? Until everyone who needs extra road frontage gets some? As Mr. Armstrong asked: Does this set a precedent for future development?

5.TERRAVEST INTERNATIONAL CORPORATE PARK: T-9

The good news is: The KGB building is imaginary! It might never actually be built. The bad news is: The Town Board voted unanimously to allow any 80% warehouse 20% office building there. So....

How about this for a suggestion. Although it won't really solve the land decimation that's occurring now (for those of you who've missed it, treat yourself to a leisurely spin down Zimmer Road) let's at least up the 'honesty ante' . Since the entire site is barely 'Corporate' and is neither 'International' nor a 'park' let's at least rename it. This could be CRSE's first contest!

Submit all entries to me via e-mail by September 30th, I'll reprint them all (No expletives, please!). We can then vote on a favorite. I'll donate a one year membership in CRSE (hey, big spender), a CRSE hat and print the winning name on line. Let's try to set the unofficial 'New Name' unveiling to correspond with the 'Special Permit' the Town Board will issue for 'Senior Housing'. C'mon it'll be fun.

NOTE: CRSE Board members and their families are ineligible due to their bad attitude and over-developed sense of irony.

6. TERRAVEST INTERNATIONAL CORPORATE PARK, T-2

Never one to let any grass grow under his feet (no pun intended) Mr. Lepler wants to have his 'speculative' buildings at Terravest approved. These will be 'phantom' buildings that may or may not be built. But with approvals in place there will be protection that, at the very least, the 'phantom' buildings will be approved for the future. Not unlike all the buildings, except Home Depot, at the Highlands that were originally 'imaginary'.

Whew, that's it. For those of you who got this far- congratulations and thanks. Conservation Commission tonight and I'm already exhausted...

With best regards,
Lynne Eckardt

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