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

Date: Tue Sep 28, 2004 4:28 pm

Subject: SE Planning Board Recap 9/27/04

Hi All,

Last night's Planning Board meeting was a real record breaker. In and out in less than 45 minutes. And everyone was on best behavior. It was a pleasure. Yippee!

Below is an unofficial recap, as always 'Draft' minutes will be available within two weeks. The comments that follow are my own acerbic observations.

The architectural presentation by 'The Campus' had disappeared from the agenda, I'm guessing due to some fundamental disagreements at the Architectural Review Board meeting last week.

The one mystery of the evening appears to be the DiPietro Subdivision or 'The Case of the Missing Half Acre' . Check it out.

REGULAR SESSION:

1. Suburban Propane:

Peder Scott brought in an amended site plan showing a staggered row of trees for screening. Mr. Scott mentioned that due to underground utilities the trees might have to be moved around. The amended site plan was approved 6-0.

2. Terravest International Corporate Park:

This final site plan review was for sites 2, 3 and 4 on Terravest 2. Mr. Armstrong brought up his concerns re. screening from Route 84. Lighting was discussed and will face down and conform with any new lighting regs passed. Terry Hahn had asked that a 'reasonable amendment' (Town Planner, Graham Trelsted's words) be added to the resolution. This change asked that 'landscape architect' be added to the 'services of a professional' who oversees the project. Ms. Hahn is a landscape architect.

International Blvd will become a dedicated Town Road. The PB approved the final site plan by a vote of 6-0.

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3. Lake Tonetta In-Line Skating Rink:

Terry Hahn was also representing this project. She said that the ARB, Conservation and Town Board had signed off on this project. That a DEP permit was not required. She said that items one and two of the Town Engineer's letter would be 'taken care of'.

4. Middlebranch Manor Subdivision:

The Board voted 6-0 to release a performance bond of \$383,000.

5. Roma Pools:

The Board voted 6-0 to release a performance bond of \$161,000.

6. DiPietro Subdivision:

There was some talk about this subdivision falling 5000 sq ft short of the required size for subdivision so that a variance would be needed. Mr. Armstrong expressed some concern over circumventing the four acre zoning so soon into the revised Southeast Comprehensive Plan. Chairman Rohrman felt that 5000 sq. ft. would be a very minor variance that probably should be accommodated.

The Board voted 6-0 to be lead agency.

COMMENTS:

Suburban Propane:

It was like old home week seeing Peder Scott again and it will be nice to see Suburban Propane finish some much needed screening.

Terravest:

To me the biggest revelation came when Ms. Hahn revealed that she was actually a Landscape Architect. Jeeze, for the last two years I thought that she was an engineer. Who knew?

I also had no idea that International Blvd was not a town road. Now that that mystery is solved could someone explain to me what exactly is 'International' about it?

While I was happy to see Mr. Armstrong concerned about screening the buildings from Route 84 I don't remember proposed landscaping of any considerable size. Thus while the buildings will eventually be screened I don't think we'll be gazing upon anything terribly pastoral for the next several years. Which brings up another point. Would it be too much to ask that when we're provided with side elevations everything be accurate as to how the building will actually look 'as built'? Enough with the 'mature' plantings that will take years to fill in. Aren't we entitled to see the worst case scenario? I mean, if the landscape architects want to show us the sights after five years of growth- great. But a little honesty in the preliminary plans would be appreciated.

By the way the approved 'generic' buildings on T-2 are approximately: 62,000 sq. ft, 41,000 sq ft, 34,000 sq ft and 16,000 sq ft. This is in addition to the initial 85,000 sq. ft of Ace Endico. And yeah, the architecture is still very 'Soviet Bloc'.

Middlebranch Manor:

I would urge the town to really check out the detention basins before releasing the bond. There may be some question as to their working properly. I think that the DEP is looking into it as well.

DiPietro Subdivision:

There's a little bit of a mystery on this baby. In my PB recap of July 26th I noted that the property size is 7.25 acres. Now, I was never good at math, but you can figure in 4 acre (R-160) zoning you need 8 acres to make this work. So, by my highly scientific calculations you come out 3/4 of an acre short.

In any case, I can't figure how this is only 5000 sq ft. shy of the 8 acres needed or a 3% variance. When I do the calculations it's actually off by 30,000 sq. ft. Huh? Is this the mystery 'Bonus Half Acre' I've heard so much about? Obviously I have more detective work to do on DiPietro. In the meantime calling all Enron bookkeepers.

That's it from here.

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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