

aghini\_99 · alberghini@crse.org

[Start a Group](#) - [My Groups](#)

# CRSE · Concerned Residents of Southeast

Group Moderator [ [Edit My Membership](#) ]

## Messages

[Messages Help](#)

[Reply](#) | [Forward](#) | [View Source](#) | [Unwrap Lines](#) | [Delete](#) | [Remove Author](#) | [Ban Author](#)

Message 938 of 938 | [Previous](#) | [Next](#) [ [Up Thread](#) ] | [Message Index](#)

Msg #

- [Home](#)
- [Messages](#)
- [Pending](#)
- [Post](#)
- [Chat](#)
- [Files](#)
- [Photos](#)
- [Links](#)
- [Database](#)
- [Members](#)
- [Pending](#)
- [Calendar](#)

**From:** "Lynne Eckardt" <[midfarm@bestweb.net](mailto:midfarm@bestweb.net)>  
**Date:** Fri Nov 12, 2004 10:12 am  
**Subject:** SE Planning Board Recap 11/8/04

Hi All,

Below please find a recap of Monday night's Planning Board meeting. As always these notes are totally unofficial- especially the nasty cracks in the commentary. Although they're fairly benign this time. As always official minutes will be available within two weeks.

Chairman Rohrman was in absentia. Vice Chairman Mike Manteo filled in. The atmosphere was markedly different than usual. My acerbic observations on this dynamic are totally subjective but somewhat grounded in reality I've regularly attended Planning Board meetings since August of '02.

Chairman Rorhman is really the reigning Alpha male here. So when he's not around the Board isn't afraid to discuss projects. As I see it Mr. Rorhman knows procedure and has definite ideas about how meetings need to be run and how development should be approved ('approved' being the operative word). While some members quite often ask good questions (Mr. Armstrong and Mr. Rush come to mind, although Mr. LaPerch has been rather chatty lately) they usually fall in line when it comes time to vote. Although to their credit Mr. Rush and Mr. Wissel don't always go along with the pack. Yeah, you got that right. Pack mentality. There's way, way too much testosterone in this room. A knowledgeable female on this Board would be a welcome addition. And note to Planning Board: Chairman Rohrman isn't always right.

### WORK SESSION:

**1. Applebee's:** (The Highlands)  
 Applebee's paid the PB a courtesy visit. They will be putting in a new door for a 'Take Out Vestibule'. There was great concern shown for the parking problems in this parking lot. The Board asked that if

ADVERTISEMENT

- [Promote](#)
- [Invite](#)
- [Management](#)

- = Owner
- = Moderator
- = Online

this new incarnation for Take-Out didn't work that Applebee's re-evaluate.

## **2. Campus at Fields Corners**

Applicant was not able to attend the meeting.

### **REGULAR SESSION:**

#### **1. Durkin Water Co.** Fields Lane

The Board vote 5-0 on a Negative Declaration and referred the project to the ZBA by a vote of 5-0

#### **2. Landau Subdivision:** 299 Joe's Hill Road

This was a continued sketch plan review. The Board was much happier with the site plan of this 4 lot subdivision. This project will need a variance (driveway too close to the lot line) and wetlands permit as there is a driveway that crosses 20' of wetlands. An 'intermittent stream' was mentioned.

#### **3. Di Pietro Subdivision:** Guinea Road

The Board voted 5-0 declaring themselves lead agency. The Public Hearing is set for 12/13/04.

#### **4. Cross Roads School:** Route 6

Referral to the Town Board for release of the performance bond. 5-0

#### **5. Garden Home Management:** Route 22

The applicant asked for a waiver to the commercial moratorium so he could renovate the three older residential buildings in front of the Town Centre (which his family also owns). Wants to decrease curb cuts and lay out better parking. Expansion of Route 22 was discussed and these buildings are slated to go. Mr. Armstrong observed that the higher their value the more the state must pay for 'The Taking'. The Moratorium should be lifted on February 19th. The Board voted, 5-0, not to recommend a waiver to the Moratorium.

#### **6. High Meadow Farm Subdivision:** Welfare Road

Town Planner Graham Trelstead said that as his letter of December of '03 had stated this project will need a Jurisdictional Determination from the Army Corps of Engineers. There can be no preliminary approvals issued until the ACOE makes this determination. Mr. Trelstead explained that the regulations had gone from 1/3 of an acre to a 1/10 and that the access road for High Meadow has over 4000 sq. ft. of disturbance. Engineer Harry Nichols felt that 'vertical walls' would eliminate the need for an ACOE review.

### **COMMENTS:**

#### **1. Applebee's:**

Ahhhhhh, the angst of Applebee's. What should have taken no more than 10 minutes dragged on for over 35- and remember this was only a 'courtesy visit'. I personally loved the new 'high tech' of take-out food. Apparently you order, give your license plate number (how convenient- I'd have to run out to the car to

check mine) when you pull in one of the two assigned 'take out' spots a camera reads the plate and the food is delivered to you. So, except for having to run and check your plate number this is laziness brought to a whole new level. The main point here is that the parking lot was poorly designed and much too small. Thus all the angst and Monday morning quarterbacking.

### **1. Durkin Water Company:**

Yeah, another gem on Fields Lane that's definitely not Office Park material. Big water tank and lots of 'outdoor storage' i.e. parking for two additional companies. This goes to the ZBA which should prove interesting as they're not even fond of certain companies parking their own trucks on site when it exceeds outdoor storage limits.

### **2. Landau:**

Well, it's better but we still need a variance for the driveway and a wetland's permit. I sometimes wonder if there are any lots left in Southeast that don't need one or the other.

### **3. DiPietro Subdivision:**

This is the 7.25 acres that falls short of the R160 by 5000+ square ft. This will be the first test case on how the R160 zoning will be enforced.

### **5. Garden Homes:**

This was kinda, sorta interesting because of the Board dynamics. It really does make sense to wait three months until the Moratorium ends. Furthermore economic hardship was never addressed- not once. And although the applicant seemed pleasant enough there was not even a plan remotely describing his intentions. Although this, too, took an eternity the Board was right to wait.

### **6. High Meadow Farm:**

Hanging in there for one of the worst, most ill-conceived, drive-a-stake-through-its-heart-to-get-rid-of-it projects, High Meadow Farm was back with a vengeance. After a long hiatus, due to an extended personal appearance (think Celine Dion in Vegas) in front of the ZBA. They'rrrrrrrrrrre back.

Hats off to Town Planner Trelstead who advised the applicant and the ever affable Harry Nichols that yes, they still had to go before the Army Corps of Engineers for a 'Jurisdictional Determination.' Mr. Nichol's actually had the temerity to suggest that a re-design might negate the ACOE's intervention. Super. Anytime we can jury-rig a project (vertical walls were actually mentioned) to circumvent the Army Corps- well, I'm down with that.

One last FYI. I was astonished to learn that the Planning Board secretary is not able to post directly to the new and improved Town Website. Thus when there is a last minute change to the

agenda no corrections can be made. I thought that one of the best things about the internet was the rapidity of communication. C'mon, throw Ms. Fricchione a bone here and let her post directly. We'll all benefit.

That's it from here. As always please feel free to e-mail any questions or comments to me. Have a great weekend.

With Best Regards,  
Lynne Eckardt

Message 938 of 938 | [Previous](#) | [Next](#) [ Up Thread ] [Message Index](#)

Msg #

[Reply](#) | [Forward](#) | [View Source](#) | [Unwrap Lines](#) | [Delete](#) | [Remove Author](#) | [Ban Author](#)

---

Copyright © 2004 Yahoo! Inc. All rights reserved.

[Privacy Policy](#) - [Copyright Policy](#) - [Terms of Service](#) - [Guidelines](#) - [Help](#)