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Message # Search: [Post Message](#)

[Up Thread](#) | [Message Index](#) | [View Source](#) | [Unwrap Lines](#)

Message 1466 of 1480 < [Previous Message](#) | [Next Message](#) >

From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Sun Dec 4, 2005 2:08 pm
Subject: SE Planning Board Recap 11/28/05

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Hi All,

This past Monday, as is my wont, I attended a Planning Board meeting. Since I arrived late (shortly after the Pledge) Chairman Rohrman quipped that the Planning Board had been worried- that perhaps I was boycotting or had moved on to 'bigger and better' things. Nope... sorry guys- no such luck.

This was a pretty laid back meeting with the Chair doing some 'stand up' I really enjoyed.

Possibly the most thorny issue was the Brewster Commercial Complex which is a rat's nest of non-compliance in the C/O department. But the meeting's highlight for me was the seeming inability to get the Baker Farm Subdivision to the Public Hearing stage. And of course Mr. Lepler's latest. More on that later.

I'm pleased to report that there's little going on in the wonderful world of local development but I'm betting this may change after the holidays- you know the calm before the storm. Watch for an end to the Route 22 Moratorium when 'Leplerville' may finally rear it's unattractive head.

As always the comments that follow are my own jaundiced, yet sometimes wry, take on Southeast development. Mercifully they represent no one's opinion but my own.

Regular Session:

1. Pennella, LLC, Fields Lane

The Board voted themselves Led Agency and set a Public Hearing date of January 9, 2006. Both by a vote of 7-0.

2. Terravest International Corporate Park (T-3)

A \$4,100,000 Performance Bond was established by a vote of 7-0.

3. Narasimhan Medical Offices, 341 Route 312

This unlisted action was referred to the ZBA for a parking variance. 7-0 It was mentioned that the proposed sign is 20 square feet while the permitted sign size is 10 square feet.

4. Brewster Commercial Complex: 577 North Main Street

This project is now being represented by attorney Dan Hollis. Mr. Hollis said that the owner

would make every effort to bring this building into compliance. He asked that 'Playscape' be given a temporary C/O since they had been unable to open their business since May.

Chairman Rohrman said that issuing a C/O was out of the PB's purview and that it hadn't been done before. Mr. Hollis said that he had heard to the contrary and then the Board remembered they had recommended a temporary C/O several years ago.

Seven tenants in the 577 North Main Street property do not have C/O's either. Town Planner, Graham Trelsted mentioned that there are 94 parking spaces while only 33 are required. A suggestion of redoing the narrow thoroughfare in the front of the building by instead landscaping it was discussed.

No external physical changes will be made to the building.

5. Baker farm Subdivision: Enoch Crosby Road

The Public Hearing date could not be set as engineer, Harry Nichols had not noticed the neighbors properly.

The Public Hearing will now be held on 1/09/06. 7-0.

6. Route 312 Centre

Type II SEQURA determination (unlisted action) and referral to the Town Board for a Special Permit. Also received a Negative Declaration. All by votes of 7-0. The building needs a 'change of use' Special Permit.

Five trucks are stored here overnight.

New Business:

Tom LaPerch mentioned a letter that Councilman Johnson had sent asking the applicant (Harold Lepler) to buy an ambulance or contract for an outside service for the proposed 168 unit Senior Housing complex on Route 22. The medical offices on site will now be staffed by a nurse practitioner with doctors on call.

In the same letter Mr. Johnson mentioned that Fire Departments and EMT's are all facing staffing shortages. Several on the Board felt that because of the approved and on the books Senior Housing there will be a need for an additional ambulance. Chairman Rohrman felt that it was a good idea to keep dialogue with the applicant open.

Comments:

1. Penella:

Gosh- Fields Lane, a continuation of more warehouse/office. Should I even bother... nah.

2. Terravest International Corporate Park:

Chairman Rohrman threw me a real bone here by emphasizing the 'International' part of this moniker and announcing that he knew how much "Lynne loves the 'International' part". And indeed, I do. Reminds me of those god awful 'International Coffees' of the mid-eighties (hey, do they still make those???). Because like those ghastly 'coffees' there's nothing remotely 'international' about this project. Although, I may stand corrected, does Ace-Endico grate Swiss cheese?

Anyhow I was really flattered that Mr. Rohrman not only reads these recaps but commits some parts to memory and I found his commentary very funny.

Of course, let's not forget the always ironic 'Corporate' and 'Park' part of the title as well.

3. Brewster Commercial Complex:

Talk about a complete nightmare. Yikes. No one has a C/O - oh right... except Brewster Glass- problem is they've since moved out. I believe that a temporary C/O for 'Playscape' would solve the problem and attorney, Dan Hollis, made a good case for this agreeing to very strict criteria. I also believe that Hardscrabble Club (the tennis portion) was granted a temporary C/O several years ago. As otherwise their business would have suffered- just as 'Playscape's' has.

If the building is safe the Planning Board might want to do whatever it was they did for Hardscrabble a few years back to allow 'Playscape' to open.

Baker Farm Subdivision:

This is in my neck of the woods so Cathy Croft and I have been all over 'Baker Farm' like a cheap suit. And this is the second time this project has been improperly noticed for a Public

Hearing. However, the engineer, the always affable Harry Nichols, may have gotten the last laugh by adding extra retention basins right next door to those pesky neighbors...

Also, there are those who feel Maple Road is already overburdened by traffic and this project may be the proverbial straw that breaks the camel's back as far as Dirt V Pavement. Gulp.

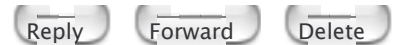
New Business:

I'm not sure what my favorite part here was.... Finding out that the 'Medical Building' proposed for the 168 Senior Complex on Route 22 will be staffed by a nurse practitioner or Councilman Johnson's gratuitous call for a shiny new ambulance to deal with all of Mr. Lepler's Senior Housing. You see, Mr. Lepler is the only purveyor of all things 'Senior' in Southeast. Hmmm- I'd prefer he chip in for Medicaid expenses instead.

To recap: This has been the progression thus far: we've gone from a Medical Center, to Medical Offices (for resident's use only) to an office with doctors on call. May I suggest this penny-pinching, yet innovative solution... perhaps the applicant can save time and money by simply installing a payphone with a medical office direct-dial in the development's proposed gazebo. I mean, how much cheesier can this proposal get?

That's it from my desk on a snowy Sunday. As always feel free to e-mail me with any comments or questions that you may have.

With Best Regards,
Lynne Eckardt



[Up Thread](#) | [Message Index](#) | [View Source](#) |
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Message 1466 of 1480 < [Previous Message](#) | [Next Message](#) >

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