

## SE Planning Board Recap 4/28/08

Hi All,

Well, it's been a dog's age since I've written a Planning Board recap and these guys are now so well behaved I'm afraid this will be about as interesting as a 1968 trigonometry text book. Anyhow, the meeting was painless- and they seem so damn short compared to the now interminable Town Board meetings.

The only item that contained any kind of drama was the Cerlich Re-Subdivision. But that's because there was a controlled dust-up between Engineer Harry Nichols and Town Wetland Consultant, Don Cuomo. More on that later.

The most interesting item fell under new business as Mr. Camarda's Stateline project came into play. Looking back on it (and like a bad O'Henry story) it strikes me as ironically amusing. For any who missed it- this week there was an article in the PC Courier as the always debonair Mr. Lepler is in contract on the 51 acre 'Guidepost' property in Carmel. This property is almost directly behind Charming's office while Stateline is in Mr. Lepler's sandbox. Of course turn-about is always fair play and, as an added bonus, I simply adore the fact that we'll be exporting Mr. L to Carmel. Enjoy!

I'm still in the honeymoon period with Chairman LaPerch (and they said it wouldn't last) as he runs a tight ship but is infallibly polite. I'm also amazed by former Chair, George Rohrman's restraint. He is often helpful without pulling rank. It's a comfortable fit and, despite being arch-enemies for years, I really admire this transition.

I confess now that I missed the most important item on the agenda as I was running late. My apologies- I'll do some follow-up. As always the snippy, seen-it-all-before comments are my own take on the planning process in Southeast. These opinions reflect no organization to which I belong.

### AGENDA:

#### **1. 100 Executive Drive Site Plan-** Declaration of Lead Agency, Set Public Hearing Date (6/09/08)

I got there just in time to find Mr. Lepler in the ante-room of the new Town Hall.

#### **2. Southeast Memorial Park Subdivision and Site Plan:** Continued Review

John Petrillo- owner. This is a two lot subdivision on North Main Street. One lot will have batting cages, the other playing fields. A zoning variance will be needed for side and front yard setbacks. There is a lot

of wetland buffer incursion. Chairman LaPerch asked who would be paying for the parking lot (when the fields were being donated to the town, the town was to pay for the lot) Surface should be pervious. Town Planner Trelsted asked how deep the soil samples had been taken. The applicant will let them know. The PB asked that Mr. Petrillo come back with a planting plan on May 12.

### **3. Joe's Barber Shop, Danbury Road**

Removed from agenda

### **4. Palumbo Kennel, South Drive- Sketch Review, SEQRA, Referral to Town Board for Special Use Permit**

Special use permit needed as applicant owns seven dogs (all Doberman Pinchers). The applicant stated that he grew up here and has moved back into town and wants to live here with his seven dogs. He said he would not be replacing them. Chairman LaPerch strongly suggested that Mr. Palumbo hire a professional to walk him through this process.

### **5. Fisher Subdivision:**

Removed from agenda.

### **6. SMSA d/b/a Verizon Wireless, 87 Hillside Avenue, Proposed co-location request for exemptions**

original tower approval took into account additions. Originally contemplated four carriers. Exemption approved. 6-0

### **7.Cerlich Re-Subdivision, Pine View Drive-Preliminary Review. Intent to Declare Lead Agency**

Proposed septic fields in wetland buffer. Wetland Consultant, Don Cuomo looked at excavated test pits which are in violation of wetland codes. Cuomo wants wetlands to be delineated to really look at implications of wetland buffer incursion. Applicant will now comply.

### **New Business:**

The Board discussed Camarda's Stateline project. The concern here is whether or not the Public comment on the DEIS should be held over the summer or held off into fall. Board member, Dennis Sullivan felt that too many residents would be away in the summer and would thus be unable to comment. Others felt that this was the largest project Southeast's seen for a while and it was imperative for the public to be able to weigh in. The general consensus was that the Public Hearings be held in fall.

### **COMMENTS/OPINIONS:**

**100 Executive Drive:**

There was actually an impromptu presentation of this project at the Town Board meeting so I'll cover it in my Town Board recap. Suffice it to say that my encounter with the always debonair Mr. Lepler was a tad chilly in Temple Beth Dunford's depressingly stark foyer. But hey, I'll be delusional here and just chalk it up to bad karma, no heat, no light, and a jury-rigged, propped open door.

**Southeast Memorial Park:**

This project still kind of creeps me out. While on the one hand I know that the land in question will be 'improved' I just can't shake the feeling that something's not quite right here. Oh, I don't know, maybe it's all the 684 debris buried here, or an old unidentified railroad spill, or the fact that Mr. Petrillo was going to donate the playing fields to the town and then abruptly decided against it. But like that hideously expensive auto repair bill you have to pay (even though you know you were totally hosed) something continues to gnaw at me. Maybe it's as simple as the fact that almost all batting cages look pretty seedy after several years and always seem to be built on really sketchy property. I sometimes think this whole endeavor should be featured on a 10 O'clock Fox News blurb: 'It's 4:00 PM... Do you know where your children are playing baseball?"

On the plus side: If the field is donated to the town, Supervisor Rights will be able to wax poetic about how he, and he alone, single-handedly brought yet another ball field to town. A friend of mine recently observed that D. Michael seems to have a real fetish when it comes to men's softball so this scenario does have potential entertainment value.

Bottom line: that wetland buffer incursion be kept to a minimum.

**Cerlich Re-Subdivision:**

Gosh, who doesn't love the always affable Harry Nichols? I'm not kidding... I've never heard a mean word about the man, but scheesh, he's just got to change that embarrassing, desperately middle-aged cell phone ring (sounded like a bad samba- so 'Dancing with the Stars'). Seriously, Harry didn't seem all that happy about the request to flag the property. I have no idea why- but there was so much push-back but I thought he and Cuomo were gonna have to take it behind Temple Beth Dunford to get the flagging issue solved.

Then, after a Board question (and courtesy of the always unflappable Mr. Stephens) there was meandering lawyer-speak explanation about how a property was not supposed to be in front of any Board while it was in violation of any zoning (even though most violators are anyway). Now, you may be wondering why I've finally given my old nemesis, Mr. Stephens, his very own 'adjective'. I can only say that I'm still bemused yet begrudgingly impressed as he assiduously plays on his laptop while managing to answer questions relevant to the proceedings. Questions that you can't believe he even heard- much less paid attention to.

Willis is like that cool kid in 8th grade. You remember the guy- the one who was able to read 'Playboy' wedged between the covers of a graffiti-covered black binder. Yet every time the teacher asked him a question he was actually able to BS his way through the answer. This is a skill I unfortunately don't possess and would come in handy at some really boring functions I attend or many a tedious phone call I suffer though. In short... I'm insanely jealous of those who can truly multi-task.

**Stateline:**

More as an afterthought Stateline reared its unattractive, unoriginally named head. One of the best things about this segment was that neither the always charming Mr. Camarda nor any of his loyal esnes was in attendance. I mean, usually someone on the payroll's around to hang on every word and report back to the bat cave. Believe me, one has to get up pretty early in the morning (maybe even the night before) to beat Mr. C to the punch, but it appears that the SE Planning Board did. Mazel Tov! I **am** in awe.

I think waiting until fall to hold Public Hearings is a terrific idea. After watching 'Patterson Crossing' wend its way through the planning process and several summer meetings I know allowing more residents time to weigh in on this project is beneficial.

But then I also feel that the Town Board should stop bickering and start legislating some substantive 'green' measures into town code. I sometimes forget that we live in an incredibly beautiful area- we should be leading the way on green initiatives. If we're to remain saddled with the bulk of Putnam County's commerce then we should be receiving something in return. Number one (and consider this a shout-out to those Leg. members who read 10509): Shared sales tax revenue and number two: That more than a few LEED certified guidelines be required for all commercial space.

That's it from my desk on another dreary Sunday. As always feel free to e-mail any questions or comments you might have. I suppose the bad weather compels me to get cracking on the latest Town Board Work Session recap. I can't complain... they really write themselves.

With Best Regards,

Lynne Eckardt