

Hi All,

Well, it's been a while since I tackled a Planning Board Meeting but there were a few new 'low notes' at this one that shouldn't go unreported. Interestingly, out of six agenda items two will need variances and two need Special Permits. And agenda item 4, Brewster Transit, had been formerly cited for numerous zoning violations which, given the release of their Performance Bond, must have been corrected.

Oh goody. It appears that there's more in store for Fields Lane- And I think we've finally dropped the total charade of Fields Lane being in an 'Office Park' (OP-1) zone. Dykes Lumber Company proposed a 72,000 square foot building with a 12,000 square foot retail showroom and absolutely **no** office space- yet. But wait... there's more... They're in the 'wetland buffer'. Really, like you needed to ask.

The coveted, and always painful, 'Dog with a Bone' award went to Mike Manteo who, it seemed clear several times over, absolutely loathes the traffic pattern and parking area at the Ice Arena. Hey, who approved this thing anyway? Oh right....

A lot of the evening was kinda cryptic. Especially Stateline. And What!#\$%^&* no Camarda entourage? I felt positively gypped.

As is already evident the work above and below is nothing more than my jaundiced, jaded, and snarky view of life in Southeast. My opinions represent no groups unlucky enough to have me or patient enough to put up with me.

Regular Session:

1. Maplewood North Group Subdivision-

Joe Buschynski (Bibbo)- Engineer.

There was some question about disturbances on slopes 15 degrees or greater. The Board asked questions about the additional ten acres as there was supposed to be no further development on this lot. The DEP has made four suggestions re the development. The Board declared themselves lead agent (5-0) and the Public Hearing will be June 25th.

2. Dykes Lumber, Inc- Fields Lane:

Joe Buschynski (Bibbo)- Engineer Rick O'Rourke- Attorney

This was a sketch plan review.

The site is 9.2 acres. The proposed building is 72,000 square feet with 12,000 in retail. This is where the 'Baseball Academy had been proposed. Dykes is known for its mill work. There will be four (4) flatbed trucks and one (1) tractor trailer per day. Mike Manteo was very concerned about the intersection with the Ice Arena which he feels is dangerous now. Speed bumps were mentioned as a possible solution.

Town Planner, Graham Trelsted was concerned about the driveway grade and the intersection. In addition, this property abuts PC Land Trust open space. The Board showed concern about the wetland buffer with suggestions to curtail the parking lot to stay out of the buffer. There's also a basin in the buffer. The trucks will drive into the building in the front.

There will be 15 to 20 employees. A Special Permit will be needed for the retail use.

3. Envirostar Amended Site Plan 50 Fields Lane:

Joe Buschynski: Engineer (Bibbo) Dan Hollis: Attorney

This project will have to go before the ZBA for an area variance. Topographical maps will be needed prior to a referral as SEQR must be completed. Chairman Rohrman and Mr. Hollis went head to head on whether or not this could even be referred before SEQR is complete. No declaration of Lead Agency was made.

4. Brewster Transit Mix Site Plan, Fields Lane:

This was referred (5-0) to the Town Board for the release of a Performance Bond. The bond will go from \$207,000 to \$5,000.

5. Millennium Realty/The Country Store, Route 6

Engineer: Theresa Ryan (Insite) Attorney: Michael Liguori (Hogan and Rossi)

There were letters from the DEP, DOT and a neighbor. This project needs a variance from the DEP.

The PB declared themselves Lead Agency (5-0) and a Public Hearing was set for June 25th.

6. Stateline Retail Center, Route 6

Engineer Theresa Ryan (Insite)

There was a nineteen page letter from AKRF (Town Planning firm) and the pDEIS may be changed to reflect recommendations. No specifics were given.

These revisions will likely take a month. When the DEIS is accepted as complete it will be available on-line to the public. There will then be at least one Public Hearing. Comments will be answered then an FEIS submitted. There will be a Special Permit needed. It was mentioned that the 'revamped' project is more in keeping with the town's 'Gateway Concept'.

Comments/Opinion:

Dykes Lumber:

Everyone all but threw up their hands and admitted that Fields lane has become nothing more than a row of warehouse. As my mother would say with a discerning glint of the eye... 'Who's everyone'? Okay, in this case everyone was Chairman Rohrman and attorney Rick O'Rourke who really dropped the dime 'like it or not' said he, Fields Lane has become almost exclusively a 'warehouse area'. There was a lot of sheepish nodding and not much eye contact made as the rest of the Board tacitly agreed.

Sure, j'adore calling a spade a spade. In fact, it was made crystal clear that Dykes Lumber would be using this facility as space was tight (read: much more expensive) down in Westchester. And of course, I just love that SE has become the dumping ground for all projects unwanted in tony Westchester.

It's just really depressing that an area with great interstate access couldn't have become the 'Office Park' it was envisioned and zoned to be. Not to mention the job opportunities a true Office Park would have afforded. If the original 80/20 office/warehouse formula had been followed I imagine that the commercial property values would have been far greater (helping us all out on residential and school taxes) then they are now. What a waste. What a complete lack of vision.

As a footnote, since Mr. Buschynski actually edged out Ms. Ryan as the 'engineer du jour' last Monday, I've noticed a rather disturbing trend. And that is, when describing a project 'less is more'. Almost no information is forthcoming unless asked about directly. In fact, it wasn't until the end of this particular review that we learned about the buffer incursion- and then only because a Board member asked. Wow, I guess mother was right... beware the tall, dark and silent type.

Envirostar:

Gosh, who doesn't love a male p*ssing contest? I think it's the next best thing to a two-legged 'cat fight'. And Chairman Rohrman and Dan Hollis really have elevated the art to a whole new level. Of course they have had some practice.

I consider Mr. Hollis a pretty decent attorney (high praise indeed coming from me these days...) but for some reason he always seems to fall into the 'Rohrman Trap' and it surprises me every time. The moral of the story: Never, ever question the Chairman on procedure.

Oh, and note that Envirostar will need a variance for its operation on... you guessed it. Fields Lane. Yawn.

Millennium:

This project is really fascinating. Millennium is applying for a DEP variance and I'm told that, unlike our fair town, the DEP doesn't hand out variances like Evita Peron handed out penny candy.

Stateline:

Given the scope of this project there was surprisingly little chatter. Lots of talk about procedure but little of substance about 'Stateline' itself. The 19 page letter from AKRF was mentioned briefly.

And knowing the always charming Mr. Camarda's style, as well as I do, it was surprising to see just one of his minions there. I mean, usually they travel in packs. But perhaps it's a town thing and Carmel's Boards are way more fun than ours. Well, they're certainly more accommodating and deferential to Mr. C himself as well as his overblown, ill-conceived and, dare I say it, harebrained projects.

I'll be interested to see the changes Mr. Camarda has made. I wonder... green roofs or 'broken facades'? I'll go with the facades- way cheaper and might, just might, pacify the Town Board.

Scheesh, look at the time, off to a Town Board meeting soon- As always please feel free to e-mail me with any questions or comments you may have.

With Best Regards,

Lynne Eckardt