

Good Morning,

Last Monday night I attended the Southeast Planning Board Meeting, which was held at Lakeview Manor. Hopefully all interested parties knew where to find the meeting, as the Town of Southeast Website Calendar had the Civic Center listed as the venue for the meeting.

All Board Members were present as was the Planning Board Secretary Laurie Fricchione, Siobhan O'Kane of AKRF (Town Planner) and Don Cuomo of Blue Dot, Inc., Southeast Wetlands Consultant.

Town Counsel was not present at this meeting.

These notes and observations are my own opinion and if there are corrections please contact me. Official Minutes from the Planning Board Secretary should be available two weeks after the date of the meeting.

#### **WORK SESSION:**

**1. PUTNAM PRECISION PRODUCTS, INC., Route 6-Conceptual Review** -Peder Scott representing the applicant.

Land is currently zoned GC 2 (Gateway Commercial). The applicant needs at least two variances (Use and Coverage) from the ZBA. Ms. O'Kane suggest applicant speak to the Town Attorney. ZBA currently does not accept referrals from the Planning Board until SEQRA has been completed.

#### **PUBLIC HEARINGS:**

**1. BREWSTER PLAZA, LLC, Route 22-Site Plan and SEQRA**-Existing structure getting a new facade; parking lot improvements; subdividing 12,000 sq. ft. into five different stores. Mr. Manteo asked if any green roofs would be used. Mr. Rush gave a short talk on the definition of Green (not the color) Roofs. There were no comments from the public. There is a ten day written comment period.

**2. DURKIN WATER AMENDED SITE PLAN, Fields Lane - Site Plan & SEQRA**-Teresa Ryan of Insite Engineering representing the applicant. Time had run out on the original application; application was refiled. Site is nine acres; 493,000 gallon above ground water tank is proposed as part of the site plan. Mr. Rush mentioned the tank would be over 35' high. He was told in 2000 a Visual Analysis Balloon test was held. Mr. Rohrman asked Ms. Ryan to reply to a letter the Board had received from a neighbor of the project. There is a ten day written comment period.

**3. NEW CINGULAR WIRELESS TELECOMMUNICATIONS FACILITY, 230 Peach Lake Road-Site Plan & SEQRA**-Cell Tower proposed site is Vails Grove Golf Course. The Board had received a number of letters concerning health hazards involved with radio frequency waves. It was stated that there is no way you can get hurt by airwaves. Originally the ZBA had turned down a 'Use' Variance for this project. A Federal Judge ruled The Town of Southeast was arbitrary and capricious, so the town has to complete the process. The Planning Board hired it's own consultant who determined that there was a gap in cell

coverage in that area for Cingular.

Mr. Armstrong asked the color of the pole. A: Non reflective color. Mr Armstrong asked the diameter of the pole at the

top. A: Two to three feet. Mr. Manteo asked what the provisions for shared use on the pole would be.

A: It has been designed to share. Mr. LaPerch asked about cell towers in N. Salem. Mr. Armstrong asked what the distant from the road is for the two towers. A: Option 1-717 Feet and Option 2-417 Feet. Someone asked what the life expectancy of the cell towers is. No answer to that question was/could be given.

Members of the public that spoke included Mr. Cousens, a neighbor of the project. Mr. Cousens comments included the following: Is there a need for cell service in that area; Cingular will eliminate roaming charges with this tower; He has Cingular service and his phone works there; He also mentioned that additional cell coverage is needed in North Salem.

Meg Flannery-Co-Liaison for Community Affairs at Vails Grove spoke eloquently mentioning among other things that the new tower will threaten the land values of their homes.

Gail Cousens spoke about the Court Case and that the town could have appealed the Judge's decision and chose not to. It was suggested that she speak with the Town Board and Supervisor and Mrs. Cousens mentioned she had tried, but they won't let them talk.

Mr. Rohrman mentioned that any information on the above project is available for viewing at the Planning Board. You must submit a FOIL to the Town Clerk in order to look at the file for the project. There is a ten day written comment period.

The Public Hearings closed at 9PM.

### **REGULAR SESSION:**

**1. SUTTON CORPORATE PARK LOT #1-Declaration of Lead Agency, Set Public Hearing Date (7/23/07)**

Passed 6-0. Hearing Date set for 7/23/07.

**2. SOUTHEAST MEMORIAL PARK, North Main Street-Continued Review, Declaration of Lead Agency, Set Public Hearing Date (7/23/07)** Passed 6-0. Hearing Date set for 7/23/07.

**3. NEXTEL OF NEW YORK, Independent Way -Commence SEQRA, Determination of Significance, Final Site Plan Approval** - Existing Tower.

**4. P.B. ASSOCIATES, Old Route 22-** Site located near where the duck boat used be. Joe Buschynski of Bibbo Associates representing the applicant. Currently no structures on the land. Parcel has been rezoned RC Zoning which has increased set backs to 100 feet. It was suggested that the applicant could go to the Town's Code Enforcement Office and get turned down for the application and then get a referral to the ZBA from them(Enforcement Office).

**5. J.P. INTERNATIONAL SUBDIVISION, Old Milltown Road-Request for 90 day extension of Subdivision Approval-**Mr. Petrillo was asked what the hold up was on this project. He responded that he didn't know and would have to ask his partners. Mr. Rohrman stated that the DEP was holding the project up.

90 Day extension was passed, 6-0.

**COMMENTS:** I will be good-No Comments!!!

That's it from my computer, if you have any comments or questions, please feel free to contact me.  
Cathy Croft