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## CRSE · Concerned Residents of Southeast

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**From:** "Lynne Eckardt" <[midfarm@bestweb.net](mailto:midfarm@bestweb.net)>  
**Date:** Fri Jan 16, 2004 11:29 am  
**Subject:** Southeast Town Board Work Session Recap 1/15/04

Hello All,

This is a recap of the Southeast Town Board work session held last night. The most important issues before the board are: Lisi's Towing at Dykemans Corporate Park and new zoning regulations.

Official minutes are not taken.

Comments follow.

AGENDA:

1. TOWN HALL- Oil Tank Abandonment. The old oil tank will be removed and filled in.
2. LISI'S TOWING, ROUTE 312, DYKEMANS: Lisi's Towing wants to relocate to the proposed Dykemans Corporate Park. This 'Corporate Park' is a 5 lot subdivision on a 52.1 acre flag lot. It will abut Lake Tonetta Park. The current proposal (inactive since 2002) will have three 15,000 sq. ft. buildings and one 20,000 sq. ft building. Lot 5 may contain a portion of 'shared sanitary disposal area'. The remainder of the land will be donated to Tonetta Lake Park for 'possible ball fields'. There is a NYSDEC wetland on the north property line.

The Board discussed issuing a 'special permit' to Lisi's'. A special permit would be needed as Lisi's is an automotive business. Lisi's has been in front of the ZBA once although no variance has been issued. This project did receive a moratorium waiver.

This development is still in the early stages. I believe that the applicant is Harold Lepler. The attorney representing Lisi's is with the office of Hogan and Rossi. Important comments follow.

3. BLANEY ROAD- Turn-Around. The board discussed adding a turn-around at the end of this 3 lot cul-de-sac.

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4. PROSPECT HILL OFFICE PARK- The Performance Bond was reduced from \$338,000 to \$5,000.

5. GOLD PARKING LOT- Deferred

6. ZONING CODE AMENDMENTS: Graham Trelsted presented the Board with pages of suggested code amendments. Many of the changes will be excellent and the Board specifically asked the new codes be far stricter than the old.

Time and space doesn't permit me to list all the proposed changes and they can not be FOILED as they are in 'Draft Form'. CRSE asked that interested residents have a chance to look them over and comment to which the board agreed. The Board feels that the changes may be ready at the end of February. They will then give residents a month to read through and make comments and suggestions.

SOME HIGHLIGHTS ARE:

280a Guidelines

Possible phase-out of 'Drainage Districts'

Great Swamp Protection and Education

Mandated Storm Water Regulations- Public Education

Winter Road Care Guidelines- Salting and Sanding

Sign Guidelines and Restrictions

Lighting

Design Guidelines

COMMENTS:

LISI'S TOWING:

I'm not sure why the consideration of a special permit is in front of the Town Board now. I believe that the SEQR process would have to be completed before any permits could be issued. In fact, the 'Dykemans Corporate Park' File was in records retention until it was FOILED last week.

It appears from the file that this 'Corporate Park' is neither corporate nor a park. Steep slopes, wetlands, a ridgeline and an automotive outlet. And let's not even discuss the additional traffic on Route 312. Would the proposed donation of ballfields on this property mitigate the need for the Terravest land donation? Some buildings may be visible from the North Brewster Road area.

ZONING CODE AMENDMENTS:

While CRSE is pleased with the proposed zoning changes we have to agree with the town planner who said that he could 'draft the strictest zoning code in the world, a 'Nobel Prize winning code', HOWEVER; any code can be undone by waivers, variances and non-enforcement. CRSE has felt that these waivers and variances have been the rule rather than the exception over the past several years. In other words, if the town appointed Boards (Planning, Conservation and ZBA) don't encourage and enforce these stricter codes they mean nothing.

CRSE encourages the proposed changes and looks forward to reviewing them.

As always please feel free to e-mail me with any questions that you might have.

With Best Regards,  
Lynne Eckardt

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