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CRSE · Concerned Residents of Southeast

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From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Sun Apr 18, 2004 5:26 pm
Subject: Southeast Town Board Meeting Recap 4/15/04

Hello All,

Below please find a recap of the Southeast Town Board meeting last Thursday evening. As always these are not official minutes. Official minutes should be on file with the Town Clerk by April 29th. This was a long and complex meeting on proposed zoning changes. CRSE would be happy to provide our suggested changes and comments which we gave to Board members that evening.

The comments that follow are my own observations of the meeting.

PUBLIC HEARING:

ZONING AMENDMENTS: Charlie Acker of 'Hogan and Rossi' asked that the corner of Route 6 and Route 312 which is now residential be rezoned to 'Gateway Commercial I'. This would 'conform' with the rest of Route 6 west.

I asked to speak on behalf of CRSE. At this point Supervisor Dunford, Councilwoman Mitts and Councilman Paul Johnson insisted that I was NOT representing CRSE but rather myself as the CRSE Board had not yet voted on these proposals. I said that authorization had been given by the CRSE Board and that we had not yet 'officially' adopted these proposals due to scheduling. At this point Paul Johnson insisted that I was not representing 'curse'.

When I asked for clarification of what he had said Councilwoman Mitts jumped in with the corrected 'CRSE' acronym. After a little more wrangling I was allowed to proceed.

The major points of our presentation were:

1. A major change in general definition of 'Automotive, Gasoline Station or Motor Vehicle Service Station.' should NOT be made. 'Towing Service' is being added to the definition along with the inclusion of a 'gasoline pump' not to be used for retail sales.

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2. We do not want a rezoning of Fields Lane from OP-1 to ED-2.

3. A specified amount of 'clear cutting' should be indicated. This will be added to our new 'Tree Ordinance.

4. Will pre-existing, non-conforming lighting have to conform to new Regs? Just as signs will.

We also suggested changes in the new code regarding signs. There were also a number of questions included.

Ann Fanizzi (who made it clear she was speaking as the PCCPOS chair but that her Board had not yet voted on her proposed changes) Asked that other roads be considered for 'Scenic Road' designation (she mentioned Drewville, which is a county road), the limiting of tree removal, areas to up-zone, and she made a point of stating the Ace Endico is not the 'clean' business that the zoning regs encourage.

ARCHITECTURAL REVIEW BOARD:

It was asked that landscaping guidelines be adopted.

HISTORIC SITES:

According to Supervisor Dunford there is a new list of recommended Historic Sites. This will be available soon.

JUNK YARDS:

Paul Johnson read a press release (which has since been circulated by CRSE) that due to Judge Sweeney's ruling Junkyards in Southeast will now have to conform to their 1960's 'footprints'. Plus there will be yearly inspections.

WORK SESSION:

1 & 2: MORATORIUM VARIANCES: Two Moratorium variances were sought for businesses along Route 22. However it was determined that the owner must apply- not the tenant.

3. WESTON CHASE: A performance bond will be established at the April 22 meeting.

4. BREWSTER AUTO WRECKING: Since litigation is pending this was removed from the agenda.

COMMENTS:

As always these are my own observations of the meeting. They do not necessarily reflect those of the CRSE Board.

Well, you really haven't lived until the Southeast Town Board leads an unprovoked attack on you in a public forum (three against one no less). And to leave no stone unturned the CRSE organization itself was insulted by Councilman Johnson's use of the clever nickname 'Curse'. Although an apology has been asked for none has been forthcoming.

Three members of our Board (appointed by our Board at a meeting last month) spent hours reading over the proposed regs., requesting changes (most of them minor) making suggestions and asking for clarifications. This report was then presented to each Board member, the Town Planner and Town Clerk for inclusion in the record. Where I'm not clear is why this warranted such an unprecedented personal assault. Fortunately, Cathy Croft, who presented our proposals on new sign regulations, was spared the public upbraiding.

THE ONE TO WATCH: More importantly the one zoning reg. to watch is the clever 'special permit' that is being built into the new ordinances. This permit will allow a local towing company to relocate to 'Dykeman Corporate Park' in Dykemans off Route 312. This was, and I believe still is, a project associated with Harold Lepler. Where, before a variance would have been needed (and this applicant has already been before the ZBA, Planning and Town Board) now the Town Board has only to vote on a special permit.

So, should a Towing/Auto Body repair shop be allowed by special permit in an ED2 zone? And should a gas pump now be allowed at Towing Service Centers? And since there are 3 other buildings included in this project what kind of high quality tenants are going to be attracted once an auto body shop is in? Finally, is this new 'Special Permit' in the best interest of residents of Southeast? On the plus side it's probably close enough to the proposed Terravest 'Senior Housing' to be considered a 'walk to' amenity. Also remember, that the land we're talking about here abuts Lake Tonetta. Gas pump- Lake Tonetta. Good move.

By the way, CRSE would like to thank and congratulate the Town Board and Paul Johnson for working on the new 'Junk Yard' local law change and the Judge Sweeney decision.

Hope everyone enjoyed the great weather this weekend! As always please feel free to e-mail me with any questions or comments you may have.

With Best Regards,
Lynne Eckardt

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