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From: "Lynne Eckardt" <midfarm@bestweb.net>

Date: Sat Jun 5, 2004 4:37 pm

Subject: SE Town Board Recap 6/3/04

Hello All,

Below is a recap of last night's Town Board Meeting. I've edited to what I think might interest CRSE members. These are not official minutes and except for the Public Hearing portion none were taken.

As always the comments that follow are strictly my own.

Highlights: It wasn't so much what was on the agenda but, rather, what was off. 'Terravest Senior Housing: Special Permit' was nowhere to be seen. Yet on the agenda Wed. afternoon it had been item number 8.

I trust that there won't be any 'Special Meetings' held on, say, a Monday afternoon at 4:00.

SPECIAL MEETING:

The Public Hearing was held regarding a Moratorium on Major Subdivisions (5 lots and over). Questions asked were what financial criteria would be considered in granting a variance. Answer: There is no provision for this in the local law. But that the Board would 'look over' everything carefully.

It was pointed out that during the last Moratorium (since August of '02) about 14 variance requests had been applied for with the majority receiving waivers. Councilman Johnson disputed this and said that this number would have also included 'commercial' applications.

Also asked was how the Moratorium would affect projects now in the pipeline. Answer: It would stop any project without at least preliminary approval.

Ed Heelan spoke at length about the unfairness of such a law so soon after a two year

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moratorium. And the fact that property owners were not notified directly. He also spoke about the re-zoning and reiterated that some property owners had lost 'millions' as they hadn't known about the zoning change or Public Hearing. He asked the Board to re-open the Public Hearing on this.

The Board voted 4-0 to enact the Moratorium. No public comment period was discussed.

WORK SESSION:

1. HONOR ROLL: The Honor Roll design was presented to the TB by John Folchetti and John Degnan. The overall cost is estimated at \$50,000 (maintenance included). The monument design was illustrated and a sample was shown.

Questions from the Board concerned cleaning (Mrs. Mitts), vandalism (Mr. Johnson), and granite (had it been considered?) and where can examples of this design be seen. The last two questions were from Mr. Dunford.

3. EAGLES RIDGE: At least 20 Eagle's Ridge residents were in attendance. Their attorney asked the Board to release \$105,000 from \$135,000 Performance Bond to fix incomplete or defective work. The Board said that they would like to pay contractors directly. This was agreeable to residents. A meeting between the Supervisor, Town Attorney, Town Engineer, Eagles Ridge Attorney and an Eagles Ridge representative will be set.

7. TERRAVEST 9: SPECIAL PERMIT: Lot II, Phase 1: This is a 5 Acre parcel zoned OP 1 near the NYSEG building. A 34,000 (over 3/4 acre) square foot light manufacturing/office (27,000 lt. manufacturing 6,800 office) is to be built on spec. It will be serviced by the as yet unbuilt Terravest sewage treatment plant.

The property drains 'towards Route 84 and Dykemans, not Route 312'. There are no wetlands. There is no proposed outside storage. This project was in front of the Board in 2001. A public hearing regarding the special permit should be set although there seemed to be some discussion about whether this was necessary.

TERRAVEST SENIOR HOUSING: SPECIAL PERMIT: Removed from the agenda.

LAKE TONETTA ADVISORY COMMITTEE: 'Mistakenly put on the agenda.'

COMMENTS:

THE MORATORIUM: Major Subdivisions:

I don't often agree with Ed Heelan but he did make several decent points. The fact that the Public Hearing was closed on the proposed Zoning Changes was premature. I asked that it be held open as did Terry Hahn (engineer for Terravest) and now Mr. Heelan has asked for it to be re-opened. Developers deserve their say in the process as much as residents do. Of course there were residents who knew about the Public Hearing through public notice and CRSE. And it is up to developers to glean the same information.

This is yet another reason for the town to update their website. It's an incredibly effective and inexpensive way to convey information. It would help eliminate some of the 'information gap' which seems to exist in our Town. Ladies and gentleman, get the lead out. It's been almost two years since an updated site was requested. Oh, and note to Mr. Heelan: if you were a CRSE member you would have known all the dates, times and particulars of the Public Hearings.

By the way, when the last Moratorium was in place there were, indeed, 14 variances applied for from October '02 until the Moratorium's end. There were 10 variances granted. Consistent criteria to prove financial hardship should be applied on this go round.

THE HONOR ROLL:

The Southeast Honor Roll will be an exquisite Memorial. It is to have names of all Southeast residents who have served their country etched into glass which will be backed by New York slate. It will be in an elongated spiral shape and lighted at night. Because of the mediums used light will be a constant factor in making the memorial ever-changing and interesting.

The Board certainly asked all the right questions. However, their almost total lack of enthusiasm was palpable. You couldn't tell whether the Board wasn't keen on the proposed project or its presenters. Perhaps there's still the question of having the Town Offices relocate to Tilly Foster and then having to leave that beautiful Memorial behind...

EAGLES RIDGE:

It seems that this will work out well.

The question one Eagle's Ridge resident asked me was: Why has the Board been releasing bond money back to the original developer when it was common knowledge that the complex had construction problems?

Sorry, I have no idea.

TERRAVEST 9:

And you thought they couldn't build any more swill on the original Terravest site?

Wrong!

We now get 20% office space with 80% light manufacturing/warehouse. Office space is actually allowed without a special permit but where would our town be without some more warehouse space? At present we're told that there will be no outside storage, however this can change at any point down the road.

Stay tuned for the Public Hearing.

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

With Best Regards,

Lynne Eckardt

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