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SE Town Board Meeting Recap 6/15/06

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Hi All,

Sun Jun 18, 2006 4:41 pm

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Last Thursday night I attended the regular meeting of the Southeast Town Board. What I anticipated to be the shortest meeting on record turned longer than expected due to a Public Hearing on the proposed 'Senior Housing' out at Mt. Ebo. The always debonair Mr. Lepler was there complete with entourage for this proposal.

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The Board was on best behavior and, hold on to your hat, I actually agreed with several votes taken. But then there's always one in every crowd, and in this case it was Councilman Paul 'I've never met a development I didn't like' Johnson. So he was the lone dissenting vote on two proposals

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As usual 'New Business' portion has become the best, or at least, most interesting part of the meeting - unfortunately I had to leave early.

You know the drill- the disclaimer goes as follows. All of the uncalled-for, caustic commentary is strictly my own opinion and my take on life in Southeast. No one ever agrees with me anyhow so as always the opinions expressed are totally unrelated to any of the Boards on which I serve.

Public Hearings: 7:30PM Mt. Ebo Corporate Park - Special Permit

This is the 168 units of Senior Housing on 29 acres- off Route 22.

Due to the recent fire at Fieldstone Pond there was a lot of discussion on water usage and yields. The stats follow: 40,000 gallons per day is the formula used although the expectation is that only 30% of this figure will be used.

When all projects at Mt. Ebo are complete it's expected that 136,000 GPD will be used. The well capacity (and there are 10 of them and they yield 210 GPM) is 155,000 GPD. 300,000 gallons were used in fighting the fire. The water tank was recharged in 24 hours.

The project's architect spoke and highlighted the details. This will be an 'upscale' development.

I asked about the Waste Water Treatment Plant and if the odor problem at Fieldstone had been corrected. The WWTP has a 160,000 GPD capacity with 130,000 GPD projected after build out. There is no odor problem any more.

I asked about energy efficiency. The units will exceed legal requirements.

I asked about the cost of the units. Answer: Market rate. High 200,000's to low 300,000's.

I asked about the Doctor's offices to be located in the 'clubhouse building'. What would be done with the space if no doctors wanted to rent. Mr. Lepler said that there would be no rent charged and he already has Doctors waiting to go in.

I mentioned that the amenities seemed thin and that at least a pool had been added at Terravest. I also stated that although Senior Housing had to be located where there are sewers this seems to be another poor location for our elderly.

John Lord asked if there were ever problems with well yields. Some diminishment in times of drought.

The Board decided that, in light of the project's size, they'd keep the Public Hearing open until next month.

1. Correspondence

Waived the reading.

2. Approval of Voucher List in the amount of \$612,454.17

Approved 4-0

3. Motion - Approval of Budget Transfers - Attached

Approved 4-0

4. Motion setting Meeting Dates:

July 6, 2006	7:30PM Civic Center	Work Session
July 13, 2006	7:30PM Civic Center	Work Session
July 20, 2006	7:30PM Civic Center	Regular Meeting

Approved with a possible 'Special Meeting' added to the July 6th meeting.

5. Resolution - Fisher Subdivision 280a Referral

Approved 280a 4-0.

6. Resolution - Adoption of Stormwater Annual Report

Approved 4-0.

7. Motion - Declare Lead Agency Under SEQRA for Proposed Amendments to "Wetlands Law"

Approved 4-0

8. Resolution - Pennella, LLC Special Permit

Penella is on Fields Lane and was asking for a permit to allow 90% warehouse 10% office. Without a special permit the ratio is: 80% office 20% warehouse.

No approval given- 3-1

Mitts: No, Honeck: No, Dunford: No, Johnson: Yes

9. Resolution - Wetlands Permit - Jonke Building Lot

Approved 4-0

10. Motion - Authorizing Town Board to Sign Agreement to Spend Town Highway Funds

Approved 4-0

11. Motion - Approval of Settlement between Dairy Conveyor Corp. v Assessor of the Town of Southeast, et al.

Amount awarded not stated. Approved 4-0

12. Motion - Authorizing Supervisor to Send Letter to New York State Department of Transportation to Reduce the Speed Limit Reduction Route 121

Approved 4-0

13. Motion - Speed Limit Reduction, John Simpson Road

Not approved: 4-0

Mitts: No, Honeck: No, Dunford: No, Johnson: Yes

NEW BUSINESS

Garbage Contract:

In light of the recent indictments, I asked if the garbage contract would be put out to bid. Supervisor Dunford said that Special Districts manager, Michael Levine, was working on bid proposals and the issue would be discussed at the July 6th meeting.

Landfill Capping:

I asked if the TB had heard from the DEC. No, but someone calls the DEC once a week.

Ace-Endico:

I asked if they were still selling retail. No, but retail sales are a permitted accessory use in 10% of the operation.

Local Law: 25,000 square ft. proposal:

I mentioned that CRSE had sent a letter urging the town to exempt the Stateline project and proceed with legislation that would limit building size to 25,000 square feet. The TB said that the Town Planner was working on it.

Dairy Conveyor Settlement:

I asked how large the settlement was. \$9,000 and change.

COMMENTS:**Senior Housing at Mt. Ebo:**

Oy Vey. Do we know how to treat our seniors or what? You bet! They're either relegated to an 'industrial park' or shunted off the most horrendously trafficked road in Putnam County. Southeast seniors get 'gated' communities in areas of town most of us don't want to visit let alone live.

And how about those amenities! A subterranean Doctor's office... Hey, sign me up. And speaking of up... what is up with the 'no-rent' offices? I still can't figure the benefit here. Unless the real estate advertising theme runs something like 'Hypochondriac's Heaven!' Even with no rent how will staffing an office like this work economically? And if it ends up being part time only wouldn't the space serve the seniors better in some other capacity.

Does anyone else smell assisted living...

Interestingly, I was summoned for an audience with the always natty Mr. Lepler after the meeting. I must say, considering my vitriolic posts, Mr. Lepler remains very courteous. I would have run out of patience with me a long time ago. Anyhow, Mr. Lepler wanted me to visit the Community Building at Stonecrest and this I will do before Part Deux of the Public Hearing.

Meeting Dates:

Note Bene, the July 6th meeting might become a 'Special Meeting' (but then aren't they all). This would mean that the Board could take action that night. I don't have a clue as to what... but I'm thinking maybe garbage.

Penella- Fields Lane:

I won't bore you with the rant. And the 90/10 split was beyond the pale. That said, I did feel a little sorry for Mr. Penella. I believe he should have been told early on that the 90/10 split was dicey at best. Because really, how would the Board have been able to turn down an 80/20 which has become the rule rather than exception.

The vote here was interesting as inexplicably, Paul Johnson voted in favor of the project.

Bottom line- our Town Board has allowed Fields Lane to become the catch-all for all things warehouse when it could have and should have been an avenue of 'office parks'. How little vision and what a complete waste.

Speed Limit Reduction: John Simpson Road:

Whoa. A vote against accommodating a lousy development. Score one for everyone on the Town Board except Mr. Johnson who once again and inexplicably voted alone.

On the other hand there's no love lost between this Board and attorney, Dan Richmond, representing the Tenth Jam project. For those of you out of the planning loop Mr. Richmond was also the attorney of record for 'The Campus' (a development approved for 143 single family houses). Due to some 11th hour Town Board shenanigans the applicant for 'The Campus' ended up suing the town. While SE got something in the final

settlement they were unable to stop the project at that time.

New Business:**Garbage Contract:**

Well, well, well. How many indictments does it take for the SE Town Board to discuss putting the garbage contract out to bid? It appears that the magic number is 29. Thank God the Feds didn't come in with a measly 4 or 5 or we'd probably be happily funding Mr. Galante's defense fund.

Landfill Capping:

You can imagine just how thrilled I was to hear that someone actually calls the DEC once a week on this issue. I marvel at the incredible effort expended to get this job done- two decades and counting. And I can't wait to see the final price tag...

Ace Endico:

Yeah, the retail is a permitted accessory use so now seniors will actually get to walk to 'Bulk Cheese'. Gosh, who doesn't love it when a bad joke comes true? On the bright side I'm also thinking that now we definitely won't need a Costco at 'Patterson Crossing'. After all, we'll have our own little slice of 'Sabretts Hot Dog Heaven' right on Route 312.

Local Law- 25,000 square ft. building limit:

This was the law the Board tried to pass to get the always Charming Mr. Camarda to blow town. It didn't fly then as a super majority was needed and failed. I was against passing this legislation before as I felt it would set the town up for a large unwinnable lawsuit- and worse than that make Charming Paul even richer than he already is! Horrors- we can't have that.

But the law itself is good and would limit 'Big Box' growth within SE. Bottom line- if the 'Stateline' project is exempted this legislation will help protect our what little 'rural heritage' we have left. I'm glad our Town Planner is working on it.

Dairy Conveyor:

This settlement cost us only 9 grand. I'm glad that this size fee caused such merriment amongst our Town Board at last week's Work Session. Hmmm, I wonder what that legal maneuvering cost us?

That's it from my desk. Please don't hesitate to e-mail me with any questions or comments you might have. And to all fathers out there- Happy Father's Day!

With Best Regards,
Lynne Eckardt

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Lynne Eckardt Jun 18, 2006
lynneeckardt 4:41 pm



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