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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 Jul 2, 2004 6:07 pm

**Subject:** Recap and Reminder!

Hello All,

First and Most Important:

#### **PUBLIC HEARING: SPECIAL PERMIT FOR SENIOR HOUSING AT TERRAVEST: JULY 15TH**

**This is a reminder that there are only two weeks left before the Town Board's Public Hearing on issuing a 'Special Permit' for 'Senior Housing' at Terravest. This hearing will be held on Thursday July 15th at 7:30 at the Civic Center (67 Main Street).**

This is an extremely important Public Hearing. The Town Board will be listening to comments and questions so that they can establish a position regarding the proposed 60 lot Senior Subdivision at Terravest. Remember: Senior Housing can not be built without the Town Board issuing a 'Special Permit'. This meeting is sure to be precedent setting for Southeast.

And since there are several 'Senior Housing' projects proposed throughout Putnam (particularly in Carmel) we would encourage any interested Putnam residents to attend.

CRSE will be keeping a close eye on this. Because we feel that this issue is so important we will send out two additional reminders and further information on 'Senior Housing' as the date approaches.

Not much to report on last night. There were two waiver requests to the Commercial Moratorium which I'll cover briefly.

Below are my notes which, as always, are unofficial. At a Work Session no minutes are taken. The comments that follow are based on my own observations and are mine alone.

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4. WAIVER FROM MORATORIUM: Drewville Realty Corp. Corner of Route 6 and Drewville Road.

The applicant, represented by Rick O'Rourke, gave a presentation asking for a waiver so that his building can be expanded. This is to accommodate 'coolers' so that the Convenience Store here will be 'competitive with others around. A Profit/Loss statement was provided to prove economic hardship.

The Board asked questions re. the buildings appearance (brick) after the removal of the bays. Other questions concerned the Gateway-2 zoning, and whether or not the building might need variances down the road granted due to set-back requirements.

This was put on the July 22nd agenda.

5. CARMEL HOLDING COMPANY: Mobil Station on the corner of Route 6 and Route 312.

Mr. O'Rourke again represented the same applicant as above. Mr. O'Rourke mentioned that there were actually fewer gas stations in Southeast now than there had been.

Again the applicant would like to expand this building for 'cooler' capacity. Mr. O'Rourke said that the applicant might be forced to resume car repair if the waiver wasn't granted. Again the applicant 'had to be competitive' with other nearby Convenience Stores specifically mentioning the new Hess Station (whom Mr. O'Rourke had also represented).

The Board asked if the applicant would be selling beer, and how the Route 22 expansion would affect this property. The applicant wasn't sure on the beer and said that Route 22 wouldn't affect the building.

The Board said that they'd try to put this on the July 22nd agenda.

COMMENTS:

On the plus side: additional landscaping will be planted and both gas stations were never once referred to as 'Fueling Facilities'.

These are really very small projects- not a big deal. But again, where do you draw the line? Would it be impossible to keep the building the same size and still be an adequately sized and stocked 'Convenience Store' that turns a profit? And how many convenience stores do we need? Are they soon to surpass Auto Parts Stores, Nail Salons and Pizzerias in Southeast? I mean, Dear God, how much swill do we really have to consume?

Of course, I have no idea how the Profit and Loss statements looked but suffice it to say that from a distance it looked like a sheet from 'Quick Books Pro'.

Mr. O'Rourke seemed to take issue with some of my postings (in a very 'lighthearted' way he questioned their accuracy- in public no less) I have arrived!

As to the Route 22 question. From what I have seen this projected intersection will have a total of 8 lanes (four in each direction).

The Town Board felt that they wanted time to address the proposed new zoning regs- especially with regards to Route 22. They were extremely concerned with the aesthetics of the building. Note to the Town Board: Gas Stations, Buildings, Aesthetics? These buildings are barely visible due to the enormous, and unattractive, 'canopies' that dwarf them. PS: the 'canopies' are never shown in the 'artist renderings' presented to any Boards.

As always please don't hesitate to e-mail me with any questions that you may have.

Have a wonderful July 4th!

With best regards,  
Lynne Eckardt

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