

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
JANUARY 8, 2007**

Present: Chairman George Rohrman; Boardmembers Dan Armstrong, David Rush, Tom LaPerch; Town Planner Siobhan O’Kane; Town Counsel Willis Stephens, Esq.; Secretary Laurie Fricchione. Boardmembers Phil Wissel and Mike Manteo were absent and excused.

REGULAR SESSION:

1. HOLLY STREAM WWTP UPGRADE – This item was on the agenda for a Determination of Significance for purposes of SEQRA as well as for Final Amended Site Plan Approval. The resolution for the Negative Declaration was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 4-0 in favor, 2 absent. The resolution granting Final Amended Site Plan Approval was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 4-0 in favor, 2 absent.

2. HOME DEPOT AMENDED SITE PLAN – This item was on the agenda for a Determination of Significance for purposes of SEQRA as well as for Final Amended Site Plan Approval. Pamela Richardson, Esq. of Cuddy & Feder appeared before the Board. The resolution for the Negative Declaration was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 4-0 in favor, 2 absent. Regarding the Final Amended Site Plan Approval, there was a presentation indicating the display area height in front of the store. There were objections by some Boardmembers regarding the proposed height and stacking of various products along the front façade who felt that it would not be kept in a neat and orderly fashion in appearance and eventually look terrible. After much discussion, it was decided that the maximum height of product stacking under the Contractor’s Pickup Roof area as well as in the Garden Center area will be 8 feet high or less. The area between the Contractor’s Roof area to the Garden Center will be 6 feet high or less. The area for the shed displays will not exceed 12 feet in height, not including the temporary foundations they are resting upon. These additional conditions were added to the approval resolution. The motion for Final Amended Site Plan Approval was introduced by Boardmember Armstrong, seconded by Boardmember Rush and passed 4-0 in favor, 2 absent.

3. PENNELLA LLC SITE PLAN, Fields Lane – This item was on the agenda for a referral to the Town Board to establish a Performance Bond. The motion for the referral was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 4-0 in favor, 2 absent.

4. HIGH MEADOW FARM SUBDIVISION, Welfare Road – This item was on the agenda for a review for Final Subdivision Approval as well as for a referral to the Town Board to establish a Performance Bond. Harry Nichols appeared before the Board on behalf of the applicant, Allan Finn. There is a condition in the approving resolution stating that all future lot owners will be responsible for their share of the maintenance, upkeep and repair of all stormwater management facilities. The resolution granting Final Subdivision Approval was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 4-0 in favor, 2 absent. The motion for the referral was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 4-0 in favor, 2 absent.

5. J.P. INTERNATIONAL SUBDIVISION, Old Milltown Road – This item was on the agenda for a review for Final Subdivision Approval as well as for a referral to the Town Board to establish a Performance Bond. Harry Nichols appeared before the Board on behalf of the

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applicant, John Petrillo. There is a condition in the approving resolution stating that all future lot owners will be responsible for their share of the maintenance, upkeep and repair of all stormwater management facilities. The resolution granting Final Subdivision Approval was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 4-0 in favor, 2 absent. The motion for the referral was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 4-0 in favor, 2 absent.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 4-0 in favor, 2 absent.

There was a brief discussion regarding letters from various groups and individual people regarding proposed projects and their opposition to them. Boardmember Armstrong stated that the statements contained in these letters that they speak for a neighborhood group be verified. Boardmember LaPerch asked Mr. Stephens what the status of the Route 22 moratorium is. Mr. Stephens stated that there is to be an informational open meeting regarding the widening of Route 22 hosted by the DOT on Wednesday, January 17 at Henry Wells Middle School. The Campus at Field's Corners project was mentioned. The Meadows at Dean's Corners subdivision litigation was also discussed.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 4-0 in favor.

January 18, 2007

L.F.