

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
JANUARY 22, 2007**

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

REGULAR SESSION:

1. MENDOLA GRADING & FILLING PLAN, 491 North Salem Road – This item was on the agenda for a Declaration of Lead Agency for purposes of SEQRA as well as to set a public hearing date. Terri-Ann Hahn appeared before the Board on behalf of her client. The resolution for the Declaration of Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember Wissel and passed 5-0 in favor, 1 absent. The motion setting February 26, 2007 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 5-0 in favor, 1 absent.

2. ROUTE 6 BUSINESS PLAZA, 4005 Route 6 – This item was on the agenda for Preliminary Site Plan Review as well as to commence the SEQRA process. Joe Buschynski of Bibbo & Associates appeared before the Board along with Mr. Suozzi, the applicant. There are a few minor discrepancies in the stormwater management calculations and it was suggested that Mr. Buschynski discuss them with the Town Engineer and resolve them. Boardmember Rush questioned the positioning of the handicap parking spots as they relate to the proximity of the entrance to the building. Mr. Buschynski stated that some re-configuring could be done so as to have the handicap spots closer to the door, but would result in more impervious surface fighting the grade. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember Rush and passed 5-0 in favor, 1 absent.

3. BREWSTER PLAZA, LLC, 979-987 Route 22 – This item was on the agenda for Amended Site Plan Review. Peder Scott appeared before the Board on behalf of his client, Mr. Vataj. Renderings of the proposed building façades were presented. Mr. Vataj proposes to internally subdivide the approximately 12,000 square foot former “USA Baby” site to 5 separate business offices approximately 2,500 square feet in size. The site plan exceeds building coverage calculations, there is parking in the front yard setback, the parking spaces are undersized and the parking lot does not have the proper geometry. In other words, the whole site is pre-existing, non-conforming. When asked how many variances this project would need to be in conformance, Mr. Scott answered at least 10 various variances were needed. Ms. O’Kane stated that in the instances of the site being pre-existing, non-conforming, so long as the footprint was to remain the same and all changes to the structure were on the inside, some variances would not be needed; however a variance for the amount, size and geometry of the parking spots would be needed. Chairman Rohrman stated that one of this project’s biggest hurdles is to obtain the approval of the Putnam County Department of Health being that the existing septic system is underneath the paved parking lot and it must be verified that the proposed office usage can be supported by the septic system. The other hurdle is solving the parking lot problems, either by complying with the compact car amount and asking for a waiver of 15% of the required parking spots as allowed to be granted by the Planning Board, or going to the Zoning Board of Appeals.

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4. LANDAU SUBDIVISION, Joe's Hill Road – This item was on the agenda for a 180 day extension within which to present the Final Subdivision Approval Plat to the Planning Board for signature so that it may be filed with the County. The extra time requested is needed for other outside agencies to grant their own approvals. The resolution granting the extension was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 5-0 in favor, 1 absent.

5. STRAZZA SUBDIVISION, Doansburg Road – This project was on the agenda to set a new Public Hearing Date of February 26, 2007, which motion was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 5-0 in favor, 1 absent.

6. PROSPECT HILL ESTATES II SUBDIVISION, Prospect Hill Road – This project was on the agenda for a continued review and discussion regarding discrepancies of wetland flagging report as per the wetlands engineer at AKRF. The letter suggested in part that a re-flagging be performed in the spring so that vegetation and soil types which would be indicative of wetlands may be fully assessed.

7. COYLE PROPERTY, Old Milltown Road – This item was on the agenda for a referral to the Town Board for a Wetlands Permit. The owners of this property would like to create a horseshoe shaped driveway so that they may gain access to an existing structure on their property. The referral was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 5-0 in favor, 1 absent.

The motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 4-0 in favor, 1 absent, 1 abstention.

The motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman, and passed 5-0 in favor, 1 absent.

January 26, 2007

L.F.