

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
FEBRUARY 12, 2007**

Present: Chairman George Rohrman; Boardmembers Dan Armstrong, David Rush, Mike Manteo, Phil Wissel, Tom LaPerch; Town Counsel Willis Stephens, Esq.; Secretary Laurie Fricchione

**REGULAR SESSION:**

**1. PEGASUS THERAPEUTIC RIDING, Peach Lake Road** – This item was on the agenda for a referral to the Town Board for a Special Use Permit to allow an equestrian center and also for a referral to the ARB. Theresa Ryan of Insite Engineering as well as Patty Coyle of Pegasus Therapeutic Riding were present. This project recently received an area variance by the Zoning Board of Appeals due to the fact that this property was approximately 5 acres short of the required 25 acre minimum site area. There was a discussion regarding the variance itself as it relates to “going with the land” if in the future this property is sold to another entity. The variance was just one of the many functions of the Special Use Permit and cannot be taken away if it changes ownership. An unidentified woman in the audience asked to speak to the Board in regards to her beliefs that stormwater runoff from this property is flowing into a stream that ultimately ends up in Peach Lake which is already environmentally sensitive and the subject of a wastewater treatment project to remove effluent and stormwater runoff originating from the surrounding homes. She went on to state that Hahn Engineering is in the process of compiling a report to support these assertions. Chairman Rohrman informed the woman that the Planning Board would need a copy of this report so that it may be reviewed by our engineering and planning consultants. The motion for the referral to the Town Board was introduced by Boardmember LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor. The motion for the referral to the Architectural Review Board was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor.

**2. DYKEMAN’S CORPORATE PARK** - This item was on the agenda for a referral to the Town Board for a Special Use Permit to allow a motor vehicle service station as well as to review the architectural drawings submitted and approved by the ARB. Terri-Ann Hahn of LADA appeared before the Board on behalf of her client. The referral was introduced by Boardmember Manteo, seconded by Boardmember LaPerch and passed 6-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Rush and passed 5-0 in favor, 1 abstention.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Boardmember Wissel and passed 6-0 in favor.

**February 16, 2007**

**L.F.**