

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
MARCH 10, 2008**

Present: Chairman Tom LaPerch; Boardmembers Dennis Sullivan, Edwin Alvarez, Jim DiBella, David Rush, Phil Wissel, Dan Armstrong; Town Planners Graham Trelstad and Ashley Ley; Wetlands Consultant Don Cuomo; Secretary Laurie Fricchione

**WORK SESSION:**

**1. DUNMORE CORPORATION, 3633 Danbury Road** – This item was on the agenda for a conceptual review of the proposed expansion of an existing building. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The proposed expansion of this building involves the “squaring off” of the rear corner of the building (facing Interstate 84) that is 3,800 square feet in size to accommodate a large piece of equipment necessary for their business. The total square footage of the existing building is approximately 40,000 square feet. This project involves no additional parking and will not require any setback variances. The question before the Planning Board is, because this project proposes an expansion of a pre-existing, non-conforming building, whether this is considered a limited change which can be determined by the Planning Board according to §138-11D of the Zoning Code or in the alternative, have this project be referred to the Zoning Board of Appeals for a variance of the above code section. The applicant will be discussing this with their engineer and decide whether or not they will proceed forward.

**2. PEGASUS THERAPEUTIC RIDING, INC., Peach Lake Road** – This item was on the agenda for a discussion regarding additional proposed run-in sheds. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The position of the two sheds will not require any variances. Chairman LaPerch stated that in addition to speaking about the roof of the outdoor riding ring which is the subject of the Public Hearing scheduled for March 24, 2008, these run-in sheds will also be discussed.

**REGULAR SESSION:**

**1. D’UVA SITE PLAN, Fields Lane** – This item was on the agenda for a referral to the Town Board for the positive recommendation of a wetlands permit. Theresa Ryan of Insite Engineering in addition to Michael Liguori, Esq. and Beth Evans appeared before the Board. The resolution for the positive recommendation was introduced by Chairman LaPerch, seconded by Boardmember DiBella and passed by a vote of 4 [LaPerch, DiBella, Armstrong, Sullivan] to 3 [Wissel, Alvarez, Rush] in favor.

**2. STATELINE RETAIL CENTER, Danbury Road** – This project was on the agenda for a review of the PDEIS for completeness. Theresa Ryan of Insite Engineering, Chris Robbins of Tim Miller & Associates and Fred Koelsch, Esq. appeared before the Board on behalf of their client, Camarda Development. Mr. Trelstad started out by stating that the majority of the comments raised in AKRF’s review letter have been addressed satisfactorily; however, due to the Town Board’s desire to make changes to design standards for large retail establishments, the applicant submitted plans that would most likely conform to the proposed changes with Gateway Concept Plan I as the proposed action as opposed to an alternate layout

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which would not have complied with the newly enacted design standards for large retail establishments. Mr. Trelstad also stated that what was missing was the more detailed drawings and depictions of what this project will actually look like and felt it was important at this juncture for the public to know as well as the Planning Board and Town Board so that they may determine if the design standards have been complied with due to the fact that this project will also need a Special Use Permit which is granted by the Town Board. Chairman LaPerch stated he wished the applicant had brought in drawings depicting elevations and other designs showing details of the visual impact this project entails.

A motion to accept the minutes of the February 25, 2008 meeting as amended was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed 7-0 in favor.

A motion to closing the meeting was introduced by Chairman LaPerch, seconded by Boardmember DiBella and passed 7-0 in favor.

**March 14, 2008**

**L.F.**