

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
APRIL 9, 2007**

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

**REGULAR SESSION:**

- 1. ROUTE 6 BUSINESS PLAZA, 4005 Danbury Road** – This item was on the agenda for a Determination of Significance for purposes of SEQRA, a referral to the ARB as well as a referral to the Town Board for Special Use Permit. Joe Buschynski of Bibbo & Associates appeared before the Board on behalf of his client, Mr. Suozzi, the applicant. The Negative Declaration resolution was introduced by Boardmember LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor. The referral to the ARB was introduced by Boardmember Armstrong, seconded by Boardmember Wissel and passed 6-0 in favor. The request for the referral to the Town Board for the Special Use Permit to conduct retail business was withdrawn by the applicant. He now wishes to keep the whole building as proposed office space, which does not require a Special Use Permit in that zone. The plans now reflect the fact that a retail use will not be pursued.
- 2. MAPLEWOOD NORTH GROUP SUBDIVISION** – This item was on the agenda for preliminary review as well as to commence the SEQRA process. Joe Buschynski of Bibbo & Associates appeared before the Board. The Intent to Declare Lead Agency resolution was introduced by Boardmember Wissel, seconded by Boardmember Armstrong and passed 6-0 in favor. When the SEQRA process is complete, this project will be referred to the Town Board for 280a (Open Development) designation as this plan is going forward with the private driveway coming off the cul-de-sac which provides less than the required frontage on a Town, County or State Road for the zone in which this property is located.
- 3. MILLENNIUM REALTY/THE COUNTRY STORE, Route 6** – This item was on the agenda to commence the SEQRA process. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client, Mr. Iovino. A question arose regarding paving the handicapped parking spot and the entrance apron. Ms. Ryan stated that the paving of the entrance apron will require a variance from the DEP. According to Ms. Ryan the DEP will waive it for the DOT entrance because the DOT is exempt from that portion of the regulations, but not for local municipalities. Chairman Rohrman stated that if the DEP does not grant the waiver, the applicant will have to apply for and be granted a variance from the ZBA to be allowed not to pave the apron entrance off Old Route 312, but to use the paver product proposed for the parking lot. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor.
- 4. WATERVIEW ESTATES SUBDIVISION, Allview Avenue & Route 22** – This item was on the agenda for a 180-day extension of Final Subdivision Approval. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client, Mr. Gizzo. The extension was needed because they were waiting for the Putnam County Department of Health to sign off on the mylar which would then be presented to the Planning Board Chairman for his signature. The resolution granting the extension was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor.

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**5. PEGASUS THERAPEUTIC RIDING, INC., Route 121** – This item was on the agenda for continued site plan review, to review the SPPP design drawings, as well as a referral to the Town Board for Wetland Permit. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client, Ms. Coyle. The comments from the engineering review letter revealed some minor points that will be addressed. Chairman Rohrman stated that there needs to be some resolution to the problem of stormwater runoff down the common driveway which originates from the property behind Pegasus which is owned by another entity. Pegasus and this other entity share a private road entrance, which is presently unpaved. It is unclear as to why the other entity did not pave their entrance when they went through site plan approval in the early 1980's. There is an easement in place in favor of the Pegasus property (which is the former property of Dr. Bradley, who has vacated and relocated) from the other property owner. Ms. Ryan indicated that with the contents of the SPPP, there is an indication of a binding agreement for maintenance in connection with the Town and the DOT so that the Town has an enforcement action. The motion for the referral to the Town Board to grant a wetlands permit was introduced by Boardmember LaPerch, seconded by Boardmember Rush and passed 6-0 in favor.

The motion to accept the minutes from the 3/26/07 minutes was deferred and will be voted upon to accept at the 4/23/07 meeting.

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

**April 20, 2007  
L.F.**