

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
APRIL 23, 2007**

Present: Chairman George Rohrman; Boardmembers Dan Armstrong, David Rush, Mike Manteo, Phil Wissel, Tom LaPerch; Town Planners Graham Trelstad and Siobhan O’Kane; Secretary Laurie Fricchione

**REGULAR SESSION:**

- 1. MASTERS KENNEL, 273 Brewster Hill Road** – This item was on the agenda for a sketch review of a non-commercial kennel. Architect Barry Naderman and Laura Roberts, Esq. appeared before the Board on Mrs. Masters’ behalf. The property is approximately 6 acres in size and Mrs. Masters owns 9 dogs as household pets. This applicant will need to go before the Town Board for a Special Use Permit to be allowed to have more than the 3 dogs the Town Regulations allow in a residential zone. One part of the fence that is in the rear setback will be moved so as to be conforming. The next submission will be for preliminary and final site plan as well as a list of requested waivers.
- 2. SUTTON CORPORATE PARK LOT #1 AMENDED SITE PLAN, -** This item was on the agenda for a preliminary review as well as to commence the SEQRA process. Michael Beyer appeared before the Board on his own behalf. This project is in front of the Planning Board a second time because the site plan approval lapsed and needs to go through the whole process again, albeit much more quickly due to the fact that there are no changes other than a minor change in the elevation of the proposed building. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember Wissel and passed 6-0 in favor.
- 3. ARBORSCAPE BARN ADDITION AMENDED SITE PLAN, 75 Fields Lane** – This item was on the agenda for a review and referral to the Town Board for a Wetlands Permit. Stefan Karlson appeared before the Board on his own behalf. The referral was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.
- 4. SOUTHEAST MEMORIAL PARK, North Main Street** – This item was on the agenda for a subdivision and site plan review, a review of the SW3P, as well as to commence the SEQRA process. Paul Cameron of Putnam Engineering appeared before the Board on behalf of his client, Mr. Petrillo. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 6-0 in favor.
- 5. BREWSTER PLAZA, LLC, Route 22** – 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. The declaration of Lead Agency resolution was introduced by Boardmember Wissel, seconded by Boardmember LaPerch and passed 6-0 in favor. The motion to set June 11, 2007 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.

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**6. DURKIN WATER CO. AMENDED SITE PLAN, Fields Lane** – 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. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The declaration of lead agency resolution was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 6-0 in favor. The motion to set June 11, 2007 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.

**7. MILLENNIUM REALTY/THE COUNTRY STORE, Route 6** – This item was on the agenda for continued preliminary review as well as to review the wetland permit report issued by AKRF. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The Highway Superintendent submitted a letter stating that the entranceway of this project from Old Route 312 (a Town road) must be paved in accordance with Town Regulations. Ms. Ryan stated that the applicant would have to obtain a variance from the DEP since the watershed regulations do not allow paved surfaces within the 300 foot limiting distance of a reservoir. Part of the variance request would include permission to move the handicapped spot closer to the building and pave it as required by Town Regulations.

**8. STRAZZA SUBDIVISION, Doansburg Road** – This item was on the agenda for a discussion regarding the historic character evaluation of the barn located at 161 Doansburg Road as well as to discuss possibly finishing the SEQRA process with the determination of significance. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. There was a discussion regarding a report submitted by Molly McDonald, RPA, of AKRF. Basically, the report states that the barn, on its own as opposed to being considered together with the colonial home just to the right of the barn, does not hold any historical value, which is in agreement with the findings of the Southeast Historical Sites Commission well over one year ago. The Board agreed with Ms. McDonald's report and as such, a resolution for the Negative Declaration for purposes of SEQRA was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 6-0 in favor.

**9. STATELINE RETAIL CENTER, Route 6** – This item was on the agenda to discuss the level of completeness of the pDEIS as it relates to the scope. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. Mr. Trelstad stated that because of the voluminous amount of information contained in the document, more time was required by the Planning Board to determine if the pDEIS is complete. The Planning Board requested that the applicant grant an extension of the time period. The applicant's representative agreed to the extension. This project was placed on the May 14, 2007 agenda for a discussion regarding its completeness.

**10. NEW CINGULAR WIRELESS TELECOMMUNICATIONS FACILITY, Route 121** – This item was on the agenda for a review of the Visual Impact and EMF reports, declaration of lead agency for purposes of SEQRA, as well as to set a public hearing date. Lucia Chiochio, Esq. of Cuddy & Feder 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 LaPerch and passed 6-0 in favor. The motion to set June 11, 2007

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for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.

**11. TERRAVEST INTERNATIONAL CORPORATE PARK (T-II)** – Although this item was not on the agenda, it was added on the afternoon of the meeting. An engineering review letter revealed that the project was substantially complete and that the performance bond could be released and a maintenance bond needed to be submitted and remain in force for at least one year. A referral to the Town Board to this effect was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor.

A motion to accept the minutes of the 3/26/07 meeting was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 5-0 in favor, 1 abstention.

A motion to accept the minutes of the 4/9/07 meeting was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor.

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

**May 16, 2007  
L.F.**