

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
APRIL 24, 2006**

Present: Vice Chairman David Rush; Boardmembers Dan Armstrong, Mike Manteo, Phil Wissel, Chuck Tessmer, Tom LaPerch; Town Counsel Tom Jacobellis, Esq.; Town Planners Graham Trelstad & Siobhan O’Kane; Secretary Laurie Fricchione. Chairman George Rohrman was absent and excused.

REGULAR SESSION:

- 1. CAMPUS AT FIELDS CORNERS, Pugsley Road** – This item was on the agenda to ratify previous conditional final approval granted now that this project was re-referred to the Putnam County Division of Planning & Development who acknowledged the 239-n referral and had no objections to this project as far as the County was concerned. This action was a formality; there will be no further extensions to obtain final subdivision approval as per the stipulation of settlement entered into between the Town and the applicant. The motion for ratification was introduced by Boardmember Wissel, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.
- 2. VAIL’S GROVE AMENDED SITE PLAN, Peach Lake Road** – This item was on the agenda for preliminary review and was represented by Peter Tavino. The drawings are sufficient for the preliminary stage and this project has been placed on the May 8, 2006 agenda to commence SEQRA and to review for final approval. Mr. Tavino was informed that he must submit a short form EAF.
- 3. EEC PLUS, 3881 Danbury Road** – This item was on the agenda for amended site plan sketch review and was represented by Peder Scott. The existing building is proposed to be expanded by 1,560 square feet. This proposed addition will not require more parking area; the existing amount of parking is sufficient. The lighting plan will need to comply with the new lighting regulations as well as the existing lighting must be brought up to conformance. This project will also have to be referred to the ARB at the appropriate time.
- 4. ROUTE 6 BUSINESS PLAZA, 4005 Route 6E** – This item was on the agenda for continued sketch review and was represented by Tim Allen of Bibbo & Associates. Revisions have been made to the overall sketch plan which is more acceptable as far as internal traffic flow and parking design is concerned. The applicant was informed to make a submission to conform to preliminary regulations and then the SEQRA process can commence.
- 5. D’UVA SITE PLAN, Fields Lane** – This item was on the agenda for a review of the revised site plan drawings and was represented by Theresa Ryan of Insite Engineering. The limit of disturbance has been reduced by the following factors: the footprint of one of the proposed buildings has been reduced by making it a two story and was repositioned, the septic area has been moved and reduced, and the second building has been repositioned. In total, the disturbance has been reduced by at least one acre. There is a natural drainage divide line on the property. Drainage and runoff from the proposed buildings will be picked up and treated by the two storm basins in the direction of where the water will wind up; not directly into the existing drainage divide line. The aerial photo reveals that there is a lot of unvegetated land, but Ms. Ryan stated that she is prepared to prove to the Conservation Commission that none of the

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
APRIL 24, 2006**

runoff will flow directly into the existing wetlands, but into the proposed basins. The Planning Board discussed that they may request a 3-D study of the project to explain the proposal's effect on the environment. The SEQRA process was furthered by the Planning Department declaring itself Lead Agency and to set a Public Hearing Date. The resolution for the declaration was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent. The motion to set May 22, 2006 for the Public Hearing was introduced by Boardmember Tessmer, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.

6. STATELINE RETAIL CENTRE, Route 6E – This item was on the agenda for the Planning Board to deem this project a Type I Action for purposes of SEQRA as well as to commence the SEQRA process with the Intent to Declare Lead Agency for circulation of the full EAF and drawings to various outside agencies. There were some questions regarding the presence of possible watercourses that were not reflected in the drawings, which raised concerns that once all watercourses are identified, it might affect the overall layout of the proposed buildings and parking areas. It was suggested that a representative from the DEP visit the property with the Applicant's engineer and the Town Engineer for a site walk. The Planning Board expressed its concern for the design of the buildings and stated that the design will not be driven by the future tenant(s). The motion deeming this project a Type I Action was introduced by Boardmember Manteo, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember Tessmer, seconded by Boardmember Manteo and passed 6-0 in favor, 1 absent.

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

A motion to close the meeting was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.