

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
APRIL 25, 2005**

Present: Chairman George Rohrman; Boardmembers Dan Armstrong, David Rush, Mike Manteo, Phil Wissel, Chuck Tessmer, Tom LaPerch; Siobhan O’Kane from AKRF; Town Counsel Tom Jacobellis, Esq.; Secretary Laurie Fricchione

PUBLIC HEARING:

1. FOX LANE SUBDIVISION & SITE PLAN – 11 Fields Lane – Harry Nichols, as well as Paul Pasquantonio, the owner/applicant, was present. Mr. Nichols described the project. First, the subdivision was discussed. The property size is approximately 11 acres intersected by two different zones (R-60 and OP-1) which the applicant proposes to subdivide along the zoning line. The residential portion will be just over 4 acres which has an existing 3 bedroom residence served by its own septic system and well. The commercial portion has an approximately 3,600 square feet building proposed to be used for a boat building business on the lower level with office use on a portion of the upper level. All setbacks are met. The commercial portion structure also has its own well and septic system. Chairman Rohrman stated that there was a letter written by Mr. and Mrs. Beall, neighbors, asking questions about this project. Chairman Rohrman read them. The first one was “what was the setback from R-60 to OP-1?” The answer was approximately 200 feet. The second question was “is there a driveway from the OP-1 property onto the residential property, and how does it cross the stream?” The answer was there is a culvert. The third question was “what and where are the waste products from the two operations?” Mr. Pasquantonio responded that the waste products from the house are disposed of through the routine garbage pickup throughout the town and waste products from the kayak building business are some scraps of wood that also were disposed of through the regular garbage disposal method. Boardmember Armstrong asked about the last question on the letter from the Bealls; i.e., what the status was of the prior violation against the accessory apartment being illegally used. The answer was there are no outstanding violations regarding that issue as it was inspected by the Zoning Enforcement Officer very recently and was cleared of the violation. There were no other questions from any Boardmembers, so it was opened up to the audience. Lynne Eckhardt asked about outside storage. This proposal does not involve outside storage beyond what is allowed in the zoning regulations. A motion to close the Public Hearing was introduced by Boardmember LaPerch, seconded by Boardmember Rush and passed 7-0 in favor.

REGULAR SESSION:

- 1. QUINN SUBDIVISION and LOT LINE ADJUSTMENT, Turk Hill Road** – 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 resolution for the Declaration of Lead Agency was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 7-0 in favor. The motion setting May 23, 2005 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 7-0 in favor.
- 2. PENNELLA, LLC, Fields Lane** – This item was on the agenda for a review of the Site Plan Sketch and was represented by Joe Buschynski of Bibbo & Associates. Mr. Pennella, the owner/applicant, was also present. There were two different alternatives addressing the engineer’s comments. Alternate B proved to be preferable, as there was less impervious

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surface, less activity in the wetland buffer and a retaining wall in the back of the property. This project will also have to be referred to the Town Board for a Special Use Permit for the warehouse. Boardmember Manteo asked about the height of the retaining wall. It is ten feet tall. A discussion was held regarding the materials used in this retaining wall. It was mentioned that it would be concrete. Chairman Rohrman suggested that perhaps it should be some type of Belgian block or stone veneer. Mr. Pennella stated that he would rather build the wall out of natural stone as opposed to poured concrete or pre-manufactured blocks. Mr. Buschynski asked what would be the next step in the process. He was told to submit drawings for Preliminary Review following Alternate "B" and then start the SEQRA process.

3. TERRAVEST INTERNATIONAL CORPORATE PARK (T-9) –This item was on the agenda for a referral to the Town Board to establish a Performance Bond and was represented by Harold Lepler of Covington Management. The motion for the referral was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 7-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 6-0 in favor, 1 abstention.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 7-0 in favor.

LF/4-27-05

**THESE MINUTES ARE STRICTLY A DRAFT UNTIL SUCH TIME AS
THEY ARE VOTED UPON TO BE ACCEPTED AT THE NEXT
AVAILABLE PLANNING BOARD MEETING.**