

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES  
MAY 8, 2006**

Present: Chairman George Rohrman; Boardmembers Dan Armstrong, David Rush, Phil Wissel, Tom LaPerch, Chuck Tessmer; Town Planner Graham Trelstad; Secretary Laurie Fricchione. Boardmember Manteo was absent and excused.

**REGULAR SESSION:**

- 1. EAGLES RIDGE AMENDED SITE PLAN** – This item was on the agenda for a sketch review for additional parking spaces and the relocation of a trash dumpster and was represented by Eugene and Norman Jen, the sponsors and builders of the final build-out of the three buildings previously approved in the late 1980's. Proposed is the addition of 12 parking spaces for the residents of the condos in addition to the 1½ parking spaces provided for each of the 24 units currently under construction. Also proposed is the relocation of a dumpster to accommodate these 12 spaces. The engineering review letter revealed some minor concerns regarding curbing and possible ponding after a rainfall and maneuverability of trash collection trucks in the proposed area of the dumpster. It was suggested that the Jen's engineer contact the Town Engineer to discuss these items and amend the drawings.
- 2. FICARRA GRADING PLAN, Farrell Drive** – This item was on the agenda for a continued review and was represented by Harry Nichols. The engineer review letter revealed the necessity for some of the dirt that was misplaced on his neighbor's property to be removed. Mr. Nichols indicated that that was already done and showed the drawings reflecting it. The resolution for Conditional Grading Plan Approval was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.
- 3. BREWSTER HONDA** – This item was on the agenda for continued site plan review as well as to commence the SEQRA process and was represented by Michael Liguori, Esq. of Hogan & Rossi. It was determined that the watercourse setback was 100 feet and as such will have no activity in this controlled area. The controlled area will be blocked off by installing curb stops along the 100 foot line to prohibit encroachment. The resolution for Declaration of Lead Agency was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent. The resolution deeming this project as unlisted and uncoordinated for purposes of SEQRA was introduced by Boardmember Tessmer, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent. The resolution for a Negative Declaration was introduced by Boardmember Armstrong, seconded by Boardmember Rush and passed 6-0 in favor, 1 absent. The referral to the Zoning Board of Appeals for a setback variance was introduced by Boardmember Tessmer, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.
- 4. VAILS GROVE GOLF COURSE AMENDED SITE PLAN** – This item was on the agenda to commence SEQRA. The resolution for Declaration of Lead Agency was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent. The resolution deeming this project as unlisted and uncoordinated for purposes of SEQRA was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 6-0 in favor, 1 absent. The resolution for a Negative Declaration was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent.

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES  
MAY 8, 2006**

**5. NEW CINGULAR WIRELESS PCS, LLC, Vail's Grove Golf Course** –This item was on the agenda for sketch review of a special use permit application for the construction of a 128' wireless telecommunications tower and was represented by Christopher Fisher, Esq. of Cuddy & Feder, attorneys for the applicant. He pointed out certain other cell sites both currently under consideration as well as those already in place; namely in North Salem in the Croton Falls Fire District, one in the apple orchard near Exit 8 and another on Delancy Road. In Southeast there is a site on Joe's Hill Road which is approximately 5 miles away from the Delancy site. The proposal for this tower is approximately half-way in between. Proposed is a fenced in compound surrounding a 128' tall tower which would afford other carriers the possibility of co-location. It was mentioned that they could go down to 100', but felt it was best to be 120' for the co-location possibility. Chairman Rohrman stated that he did not read in any of the submitted materials the need for coverage in this immediate area being that there is a cell site at Delancy Road and Joe's Hill Road. He went on to state that the Planning Board will engage the services of a Radio Frequency Engineer to prove to the Board that there is in fact a significant gap in coverage. Town Planner Graham Trelstad indicated that the Planning Board will consider this application as a Special Use Permit application following the Special Permit regulations for cell towers in the Zoning Code.

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

Acceptance of the minutes from the April 24, 2006 meeting was deferred until the May 22, 2006 meeting.