

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
MAY 14, 2007**

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

REGULAR SESSION:

1. MAPLEWOOD NORTH GROUP SUBDIVISION – 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. Joe Buschynski of Bibbo & Associates appeared before the Board on behalf of his client. The resolution for the declaration of lead agency was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 5-0 in favor, 1 absent. The motion setting June 25, 2007 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 5-0 in favor, 1 absent.

2. DYKES LUMBER CO., INC., Fields Lane – This item was on the agenda for a sketch site plan review. Richard L. O’Rourke, Esq., attorney for the applicant, Joe Buschynski of Bibbo & Associates as well as the president of Dykes Lumber, Mr. Charles Kryer, appeared before the Board. A comment in the engineering review letter revealed that there is no designation of office space in the plan, only warehouse space. Mr. Buschynski indicated that there is 12,000 square feet to be dedicated to retail and display sales area. Mr. O’Rourke commented that there will be an office area. The zoning regulations indicate that in the OP-1 zone, retail is an accessory use so long as it is not more than 20% the square footage of [one of] the principal uses, which is office/warehouse. In future submissions, an office space will be delineated on the plans. Another comment was the concerns of the private road as it relates to sightlines (or the lack thereof) as the sole access to this proposed site. Presently, this is the access road to the Brewster Ice Arena. Comments were made as to the safety of patrons going to and from the Ice Arena and co-mingling this traffic with truck traffic going to and from the proposed site for deliveries and such. Suggestions were made regarding putting a speed bump just before the stop sign as you leave the Ice Arena in an effort to slow people down before they merge onto this private access road which would take them to Fields Lane. Board members also expressed concern over the durability of the access road since it is a private drive not built to Town road standards.

3. ENVIROSTAR AMENDED SITE PLAN, 50 Fields Lane – This item was on the agenda for a preliminary review as well as to commence the SEQRA process with the Intent to Declare lead agency. P. Daniel Hollis, Esq. appeared before the Board on behalf of his client, Mr. DiBartolo of Envirostar. An engineering review comment revealed the lack of topographical information on the site plan, especially as it relates to the portion of the proposed addition of the storage shed on the property, and as such, the SEQRA process was not commenced. The applicant’s engineer will include this missing information in their next submission and if it is acceptable to the Town Engineer, the SEQRA process can then commence.

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4. BREWSTER TRANSIT MIX SITE PLAN, Fields Lane – This item was on the agenda for a referral to the Town Board for the reduction of their performance bond. The motion for the referral was introduced by Boardmember LaPerch, seconded by Boardmember Rush and passed 5-0 in favor, 1 absent.

5. MILLENNIUM REALTY/THE COUNTRY STORE, Route 6 – 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 LaPerch, seconded by Boardmember Manteo and passed 5-0 in favor, 1 absent. The motion setting June 25, 2007 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 5-0 in favor, 1 absent.

6. STATELINE RETAIL CENTER, Route 6 – This item was on the agenda for a discussion regarding the completeness of the preliminary DEIS submitted by the applicant. A lengthy letter from AKRF will be provided both to the applicant's engineer as well as to the Planning Board indicating revisions that need to be made to the DEIS in order for it to conform to the requirements set by the Board in the Scoping Document.

A motion to accept the minutes from the April 23, 2007 meeting was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 5-0 in favor, 1 absent.

A motion to close tonight's meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 5-0 in favor, 1 absent.

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

**May 21, 2007
L.F.**