

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
JUNE 11, 2007**

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

**WORK SESSION:**

**1. PUTNAM PRECISION PRODUCTS, INC., Route 6** – This item was on for a conceptual review of the proposed expansion of an existing building. Peder Scott appeared before the Board on behalf of his clients. This manufacturing facility has been in operation since 1967 and needs more equipment to keep up with the technology; thus they need more space. This site is pre-existing, non-conforming. The proposed expansion would create a situation that would be more non-conforming, which is not allowed in general without seeking and receiving a variance for the increased non-conformity by the Zoning Board of Appeals. Chairman Rohrman suggested that the Planning Board cannot allow this project to proceed until such time as the applicant applies for a building permit to construct the addition which would be denied and then they could go before the ZBA for the required variances. If the applicant was successful, then they could come back to the Planning Board with variance(s) in hand so that the Planning Board could proceed knowing that the applicant was pursuing a viable project.

**PUBLIC HEARINGS:**

**1. BREWSTER PLAZA, LLC, Route 22** – This site plan and SEQRA public hearing was represented by Peder Scott on behalf of his client, Mr. Vataj, who was also present. This is the former site of USA Baby. Proposed is the internal subdivision of this existing space into 5 individual tenancies. Additional traffic signage will be installed per the instruction and approval of the DOT because Route 22 is a state road. There also will be new paving and painted markings in the parking lot which will be reconfigured with raised planting islands. The façade of the front elevation will be refurbished to reflect a “colonial” theme. There being no further questions or comments from the audience or board, a motion to close the public hearing was introduced by Boardmember LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor.

**2. DURKIN WATER AMENDED SITE PLAN, Fields Lane** – This site plan and SEQRA public hearing was represented by Theresa Ryan of Insite Engineering on behalf of her client, Mr. Durkin, who was also present. This project had been approved approximately 2 years ago, but the approval lapsed and needed to be re-submitted for basically the same project except for the fact there will be different tenants. Proposed is the installation of a 493,000 gallon water tank for use in the applicant’s business. There being no further questions or comments from the audience or board, a motion to close the public hearing was introduced by Boardmember LaPerch, seconded by Boardmember Manteo and passed 6-0 in favor.

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**3. NEW CINGULAR WIRELESS TELECOMMUNICATIONS FACILITY, 230 Peach Lake Road** – This site plan and SEQRA public hearing was represented by Lucia Chiochio, Esq. of Cuddy & Feder on behalf of her client. Proposed is the placement of a 100-foot flagpole telecommunications tower to be located at Vail’s Grove Golf Course. The 6 panel antennas will be attached on the inside of the flagpole, so the panels cannot be seen from any angle. Three of the panel antennas will be at the center line of 97 feet in height; the other three antennas will be at the center line of 87 feet. The proposed facility will also include unmanned equipment cabinets at the base of the tower with proper security fencing and landscaping around the perimeter. The location the applicant is choosing is within the setback requirements. Boardmember Armstrong asked what color the pole was proposed to be. It will be a bluish gray non-reflective metallic color. Then he asked what the diameter was at the top of the pole. The answer was 2 to 3 feet. Boardmember Manteo asked about the possibility of other carriers co-locating at that pole. The heights for the other possible future carriers will be below the 87-foot mark, or they can make an application to extend the pole for their antennas. In the audience, George Cousens questioned the need for cell service and stated that his [Cingular] cell phone always has the maximum number of “bars” on his phone, indicating the strength of the signal. He indicated that he and his wife had collected ample evidence that there was not a necessity for a cell tower at the proposed location which was supplied to the Court [in the Article 78 proceeding that was filed by the applicant] to refute the applicant’s assertion that there is a coverage gap, but the argument was not prosecuted vigorously by the Town’s legal counsel. Mr. Jim Sheridan stated that he just purchased a summer home in Vail’s Grove and that there was not service for his Cingular cell phone and as a result, he switched to Verizon. He agrees that, in his particular situation, there is a coverage gap. Margaret Flannery questioned why this tower is proposed to be placed in such a densely residentially populated area. She went on to state her objection to this project. Gail Cousens stated that he feels the Town did not put up a good defense in the above mentioned Article 78 proceeding. There being no further comments or questions from the audience or the board, a motion to close the public hearing was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 6-0 in favor.

**REGULAR SESSION:**

**1. SUTTON CORPORATE PARK LOT #1** – This item was on the agenda for a declaration of lead agency for purposes of SEQRA as well as to set the public hearing date. The resolution for the declaration was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 6-0 in favor. The motion to set July 23, 2007 for the public hearing was introduced by Boardmember LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor.

**2. SOUTHEAST MEMORIAL PARK, North Main Street** – This item was on the agenda for a declaration of lead agency for purposes of SEQRA as well as to set the public hearing date. The resolution for the declaration was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 6-0 in favor. The motion to set July 23, 2007 for the public hearing was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 6-0 in favor.

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**3. NEXTEL OF NEW YORK, Independent Way** – This project was on the agenda to commence SEQRA, a determination of significance as well as for final amended site plan approval. Douglas Warden, Esq. appeared before the board on behalf of his client. The resolution for the intent and deeming the action as an uncirculated and uncoordinated review was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor. The negative declaration was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 6-0 in favor. The resolution for Final Amended Site Plan Approval was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor.

**4. P.B. ASSOCIATES, Old Route 22** – This item was on the agenda for a sketch site plan review. Joe Buschynski of Bibbo & Associates appeared before the board on behalf of his client, Mr. Palmer, who was also present. Proposed is an office building on a newly re-zoned parcel of property which restricts the building envelope; therefore the submission is meant to conform to the OP-1 zoning regulations, which was the previous zone. Now, it is zoned RC. Chairman Rohrman suggested that the applicant go to the building department to pull a building permit, get denied which would allow them to go before the Zoning Board of Appeals to ask for and obtain the many variances they need, then come back to the Planning Board (with variances in hand) to continue the site plan approval process.

**5. J.P. INTERNATIONAL SUBDIVISION, Old Milltown Road** – This item was on the agenda for a 90-day extension within which to submit the final subdivision plat to the Planning Board Chairman for his signature. The reason for the extension request is for the final signoff from the DEP. The resolution granting the extension was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor.

A motion to accept the minutes from the 5/14/07 meeting was introduced by Boardmember LaPerch, seconded by Chairman Rohrman and passed 5-0 in favor, 1 abstention.

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

**June 18, 2007  
L.F.**