

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
JUNE 23, 2008**

Present: Chairman Tom LaPerch; Boardmembers Dennis Sullivan, Edwin Alvarez, Jim DiBella, Phil Wissel, Dan Armstrong; Town Planner Ashley Ley; Wetlands Consultant Don Cuomo; Secretary Laurie Fricchione. Boardmember David Rush arrived at 8:30 p.m.

REGULAR SESSION:

- 1. DYKES LUMBER SITE PLAN, Fields Lane** – This project was on the agenda for continued review, move forward with the SEQRA process and to set a public hearing date. Joe Buschynski of Bibbo and Associates appeared before the Board on behalf of his client. There was a wetland related site walk, the result of which requires further wetland delineation according to the Wetland Consultant. The resolution for the Declaration of Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent [Rush]. The motion setting August 11, 2008 for the public hearing was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent [Rush].
- 2. R.D. BERCO, LLC OFFICE BUILDING SITE PLAN, Route 6** – This project was on the agenda for continued review, move forward with the SEQRA process and to set a public hearing date. Joe Buschynski of Bibbo and Associates appeared before the Board on behalf of his client, Mr. Beresford, who was also present. A portion of this site falls within the 300-foot limiting distance of a reservoir. Mr. Buschynski stated that he has made application to the NYCDEP for a waiver from this regulation. The DEP responded that they will not make a decision until such time as the Planning Board makes its SEQRA Determination of Significance. Mr. Cuomo requested that a wetland delineation be performed in the area outside the 300 foot limiting distance. The resolution for the Declaration of Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Sullivan and passed 6-0 in favor, 1 absent [Rush]. The motion setting August 11, 2008 for the public hearing was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent [Rush].
- 3. PUTNAM PRECISION, Danbury Road** – This project was on the agenda to review it for Final Amended Site Plan Approval as well as to be referred to the Town Board for the establishment of a performance bond. P.W. Scott appeared before the Board on behalf of his client. The resolution granting Final Amended Site Plan Approval was introduced by Chairman LaPerch, seconded by Boardmember Sullivan and passed 4-1 in favor [Alvarez], 1 abstention [Armstrong], 1 absent [Rush]. The referral to the Town Board for the establishment of a Performance Bond was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 5-0 in favor, 1 abstention [Armstrong], 1 absent [Rush].
- 4. NEW CINGULAR WIRELESS, 300-310 Route 22** – This item was on the agenda for sketch review of the proposed [20-foot] extension and co-location of an existing telecommunications tower. Lucia Chiochio, Esq. of Cuddy & Feder appeared before the Board on behalf of her client. Proposed is the extension and co-location of a telecommunications tower on which Sprint is presently located, with AT & T/Verizon looking to co-locate at a higher level, bringing the overall height to 100 feet. There were some minor items missing on the site map according to the engineering review letter. Ms. Chiochio stated that these items

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will be addressed in a future submission so that the Planning Board can move this project along as far as the SEQRA process is concerned.

- 5. DYKEMAN'S CORPORATE PARK, Route 312** – This item was on the agenda for a review for Final Site Plan Approval. Terri-Ann Hahn of LADA appeared before the Board on behalf of her client. The resolution granting Final Site Plan Approval was introduced by Chairman LaPerch, seconded by Boardmember DiBella and passed 6-0 in favor, 1 absent [Rush].
- 6. BOROWICK WETLANDS PERMIT, Foggingtown Road** – This item was on the agenda for wetland permit review as well as to commence the SEQRA process with the Intent to Declare Lead Agency. The resolution for the Intent to Declare Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Alvarez and passed 6-0 in favor, 1 absent [Rush]. The motion setting August 11, 2008 for the public hearing was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent [Rush].
- 7. D'UVA SITE PLAN, Fields Lane** – This item was on the agenda for a referral to the Town Board for the establishment of a performance bond. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The motion to refer this project to the Town Board was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed 5-0 in favor, 1 abstention [Alvarez], 1 absent [Rush].
- 8. DREWVILLE HEIGHTS AMENDED SITE PLAN, Route 6** – This item was on the agenda to commence the SEQRA process. Rob Cameron of Putnam Engineering appeared before the Board on behalf of his client. Proposed is the demolition of the existing structure and the construction of a new building to be a convenience store. The gasoline dispensing equipment and tanks will be replaced with DEC compliance. This project will also require a Special Use Permit from the Town Board for retail use. The resolution for the Intent to Declare Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 7-0 in favor.

A motion to accept the minutes from the June 9, 2008 meeting was introduced by Chairman LaPerch, seconded by Boardmember Alvarez and passed 6-0 in favor, 1 abstention [Rush].

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

**June 27, 2008
L.F.**