

**SOUTHEAST PLANNING BOARD MINUTES
JULY 11, 2005**

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

PUBLIC HEARING:

1. J.P. INTERNATIONAL SUBDIVISION – Old Milltown Road – Harry Nichols appeared before the board on behalf of his client. Proposed is a 3-lot subdivision of an approximately 36 acre parcel of land. There will be one road cut to serve three driveways. Each home is to be served by a well and septic system. There will be two detention ponds on the site to collect and manage stormwater. There will be a homeowners association to maintain the private road, plowing, repairs and the stormwater management. A submission was made to the Army Corps. Of Engineers approximately 90 days prior to this date for their review, but they have not responded within the requisite 45 day time period. This project will have to be referred to the Conservation Commission at the proper time. Boardmember Tessmer asked what the square footage of the homes were to be; approximately 4,000 to 5,000 square feet. In the audience, Robert Gosselink asked about the steepness of the grade for the access road and if blasting would be required. Mr. Nichols responded that test pit holes were dug and revealed that there was a lot of gravel from about 4 feet below the surface. Mr. Gosselink asked if there were some type of bond required to ensure the homeowner’s association being formed and kept in place. He was told that the Town does not require any type of bond being held for the formation of a homeowner’s association. Lynn Eckhardt asked how many acres will be cleared for the development. The answer was approximately 1 acre per each home. She then asked how much wetlands and wetland buffer disturbance there will be. That amount has not yet been quantified. Sandra DiSalvo asked if there was going to be blasting for Lot #3 and if so, if neighbors would be notified and what the procedure was. Peter Gosselink asked about the road opening permit issued by the Town and the placement of storm drains at the intersection of Old Milltown Road and the road cut. T.J. Tarabulski asked about the drainage system and the access in general off Old Milltown Road and stated his concern about increased traffic. Mr. Finger asked if any of these three lots could be further subdivided. If any one of the future homeowners wishes to subdivide his property, then he will need to go through the whole subdivision process and meet all the rules and regulations, including a Resource Protection Plan indicating the possibility of having enough viable land to do so. A motion to close the public hearing was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 6-0 in favor, 1 absent. The audience was reminded that there is a 10-day comment period within which to submit any questions or comments to the Planning Board, which will be forwarded to the applicant’s engineer for a response if warranted.

REGULAR SESSION:

1. COLLINS BROTHERS INDUSTRIES, INC., Fields Lane – This item was on the agenda for a SEQRA determination as well as for amended site plan approval for the installation of a truck scale. Harry Nichols appeared before the board on behalf of his client, Therese Ferretti, the president of Collins Brothers, who was also present. The truck scale will be an accessory use to this business and will not be higher than 25 inches off the ground. It will

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be placed behind the existing warehouse structure and will not be visible from the road. There will be no dirt displacement and it does not involve the disturbance of any wetlands. A resolution determining this project a Type II action for purposes of SEQRA was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent. A resolution granting Final Amended Site Plan Approval was introduced by Boardmember Armstrong, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent.

- 2. TERRAVEST INTERNATIONAL CORPORATE PARK (T-9, Westchester Tractor)** – This item was on the agenda for a review of the landscaping plan for this project which was a condition of the Town Board’s Special Permit Approval and was represented by Terri-Ann Hahn of LADA as well as Harold Lepler of Covington Management. The extra trees to be planted will further serve to provide a visual screen. The height of the trees will be approximately 10 feet in one section at the time of planting and approximately 14 foot in another area where the ground is slightly lower. Originally proposed were white pines, but now there will be white spruces due to the deer eating the pines. Conditional Final Approval was granted to this project in August, 2004. Now that all conditions have been met as far as the Special Use Permit Approval have been met, Chairman Rohrman stated that this now concludes Planning Board review of this project.
- 3. TORHAN/JOHNSON LOT LINE ADJUSTMENT, Gage Road** – This item was on the agenda for an initial review and was represented by James Torhan, one of the two homeowners. The engineering review letter revealed a side yard setback error on the plan which will be rectified by the land surveyor. Mr. Torhan will submit a full size set of plans with the corrected setbacks and side yards which will be reviewed for approval.
- 4. TURK HILL EAST SUBDIVISION, Turk Hill Road & Allview Avenue** – This item was on the agenda for a 180-day extension of Conditional Final Approval and was represented by Theresa Ryan of Insite Engineering. A resolution to grant this extension was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent.
- 5. AUGUSTA PROPERTIES SUBDIVISION, Prospect Hill Road** – This item was on the agenda for a sketch subdivision review and was represented by John Karrell, the engineer. Proposed is a 3-lot subdivision of approximately 28 acres. There will be one road cut off Prospect Hill Road serving the two proposed homes via a common driveway. The applicant will be submitting drawings in response to the engineering review letter.
- 6. STARR RIDGE FARMS, Starr Ridge Road** – This item was on the agenda for a 1-year extension of Final Site Plan Approval. The resolution granting it was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 absent.
- 7. SUTTON CORPORATE PARK LOT #1, Sutton Drive** – This item was on the agenda for a 1-year extension of Final Amended Site Plan Approval. The resolution granting it was introduced by Boardmember Tessmer, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent.

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A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 4-0 in favor, 2 abstentions, 1 absent.

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

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

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