

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
JULY 14, 2008**

Present: Chairman Tom LaPerch; Boardmembers Dennis Sullivan, Edwin Alvarez, Jim DiBella, David Rush, Phil Wissel and Dan Armstrong; Town Planners Ashley Ley and Graham Trelstad; Wetlands Consultant Don Cuomo; Secretary Laurie Fricchione.

PUBLIC HEARINGS:

- 1. ARBORSCAPE, Fields Lane** – This project was on for SEQRA and Site Plan discussion. Bob Andresson, a business partner, appeared before the Board as did Pamela Schwartz, Arborscape’s Landscape Architect. Ms. Schwartz stated that Arborscape is looking to demolish an approximately 300 square foot barn with an 894 square foot barn to store equipment relating to the business. The placement of this barn in its enlarged position is slightly further away from the wetland buffer and into the parking area. Presently, there is a Court Order for the Town to issue a wetland permit; the reason for this public hearing is site plan and SEQRA. Mr. Cuomo has an issue with the placement of a post and rail fence which was previously approved, but will get together with the applicant and have it delineated on the new drawings. A motion to close the public hearing was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 7-0 in favor. Chairman LaPerch requested the applicants to stay at the meeting until after all 3 public hearings were complete at which time resolutions will be voted on.
- 2. CERLICH RE-SUBDIVISION, Pine View Drive** – This project was on the agenda for SEQRA, Subdivision & Wetlands public hearing. Harry Nichols appeared before the Board on behalf of his client, Mr. Cerlich. Proposed is the re-subdivision of a 27 acre parcel of land [known as Lot #5] in the approved “Pine Ridge Estates” subdivision into two lots. The second lot will be approximately 8 acres in size and will be served with its own well and septic area. There are some off-site wetland areas and the applicant will be seeking a wetland permit for activity in the wetland buffer. In the audience, George Fraioli stated that the balance of this particular lot in the formerly approved subdivision was to remain forever green. Mr. Nichols stated that he is not aware of any such deed restriction or notation on the final subdivision plat. Michele Fraioli stated that she attended all meetings including the public hearing back in 1999 and reiterated her husband’s statement. Dianne Ennis asked if it could be further subdivided. Mr. Nichols stated that it could not. Lynne Eckardt asked what recourse the Fraioli’s would have if in fact this lot can be re-subdivided. Chairman LaPerch stated that he will refer this matter to Town Counsel. A motion to keep this public hearing open was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 7-0 in favor.
- 3. STATELINE RETAIL CENTER, Route 6** – This project was on the agenda for SEQRA, Site Plan, Subdivision and Wetlands Public Hearing. Because there was an error in the timing of the Public Hearing notices, the Public Hearing discussed the SEQRA and Site Plan portion. The subdivision and wetland permit portion of the public hearing will be re-noticed in a timely fashion and will be discussed at the August 11, 2008 Planning Board meeting, which also will be when the SEQRA and Site Plan portions will be continued. Paul Camarda, the project sponsor, spoke to give a brief overview of this proposed project. This project’s property is located on Route 6, almost directly across the street from Rraci’s Restaurant, sandwiched between Route 6 and Interstate 84 going westbound. Speaking next was Jeff Contelmo of Insite Engineering. He showed aerial pictures of the site, which is 44 acres in size and is mainly

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
JULY 14, 2008**

forested with a few open fields. There are 2 wetland areas which are being avoided as far as no incursion. The 44 acre parcel will be subdivided into 2 parcels; the first being 4.7 acres to accommodate an office building and the remaining acreage for the retail center itself. The zoning is GC-2, which allows retail use by Special Use Permit granted only by the Town Board at the appropriate time and by referral. There are two entrances, both on Route 6.

Approximately 742 parking spaces are provided. A presentation from Street Works was made with reference to the aesthetic and architectural components of this project. In the audience, Ann Fannizzi made an inquiry about a 19-page comment letter authored by AKRF regarding the DEIS submission and wanted to know what the responses to the letter were. Mr. Trelstad of AKRF stated that while there is not a formal response to the above letter point by point, the applicant has submitted a revised Preliminary DEIS addressing the letter. She also inquired about the traffic impacts this project will bring keeping in mind the large residential development just over the border in Connecticut. Mr. Marocco [ph.] asked about traffic flow. Lynne Eckardt asked about green initiatives for the construction of this project, if there were any projects in the area close enough to drive to and see firsthand this style of architecture, the caliper of the trees proposed to be planted upon final landscaping, and who will bear the cost of widening Route 6 to accommodate a turning lane. Mr. Rohrman asked about fire protection, whether there will be sprinklers in the buildings, if there will be water storage tanks for fire suppression, and if the applicant had considered constructing stacked stone walls to blend in with existing stone walls found all over Putnam County. This public hearing was videotaped and will be aired on Comcast Public Access TV. Also, a stenographer was present who will be providing a copy of the transcript to the Planning Department. A motion to continue the public hearing to August 11, 2008 for the site plan and SEQRA portion as well as to conduct the wetland permit and subdivision portion was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed 7-0 in favor.

REGULAR SESSION:

- 1. ENVIROSTAR AMENDED SITE PLAN, Fields Lane** – This item was on the agenda for Final Amended Site Plan Approval. The resolution granting the above mentioned approval was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed 7-0 in favor.
- 2. STRAZZA LOT LINE ADJUSTMENT, Doansburg Road** - This item was on the agenda for continued review, a request for waivers, preliminary subdivision approval as well as a referral to the Town Board for a wetlands permit. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. There were some comments that needed to be addressed according to the engineering review letter, which will be addressed and discussed at the August 11, 2008 agenda.
- 3. BOROWICK SUBDIVISION, Foggingtown Road** – This item was on the agenda for continued review, a request for waivers, and for a classification of a minor subdivision. David Sessions of Kellard Sessions appeared before the Board on behalf of his client as did Richard O'Rourke, Esq., Mr. Borowick's attorney. There are 5 separate lots presently which will be merged to create 3; one for the pond, one for the existing home to be expanded upon, one vacant lot for future development. This project has been noticed for a public hearing to be held on

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
JULY 14, 2008**

August 11, 2008 at which time the SEQRA process will most likely be completed so that it can move forward in the process.

4. ARBORSCAPE, Fields Lane – The resolution for the Declaration of Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 7-0 in favor. The Negative Declaration resolution was introduced by Chairman LaPerch, seconded by Boardmember DiBella and passed 7-0 in favor. The resolution granting Final Amended Site Plan Approval was introduced by Boardmember Wissel, seconded by Boardmember DiBella and passed 7-0 in favor.

A motion to accept the minutes from the June 23, 2008 Planning Board meeting was introduced by Chairman LaPerch, seconded by Boardmember Wissel 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.

**July 29, 2008
L.F.**