

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES  
SEPTEMBER 12, 2005**

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

**WORK SESSION:**

**1. THE BASEBALL ACADEMY, Fields Lane** – This item was on the agenda for a conceptual review and was represented by Joe Buschynski of Bibbo & Associates. Proposed is a two-field training camp for youth baseball; one field for baseball and one field for softball. The property is immediately adjacent to the Ice Arena and takes access from its driveway through a right-of-way. The land is approximately 9.4 acres in size with 135 parking spaces provided. Nighttime games will be conducted. The applicant is looking into different types of lighting so that there will be the least amount of spillage. The field house will be used year round with lockers, an exercise room, shower and bathroom facilities, areas in which to practice pitching and catching as well as offices and party rooms for children who wish to have birthday celebrations. The field house will be a modified pre-engineered building, and the applicant was informed that the exterior fascia and landscaping must be approved by the ARB. Mention was made of the need for a traffic study due to the fact that there is one way in and one way out. Also mentioned was a sharing of parking on busy days between the academy and the ice arena. The fields will have Astroturf which is pervious to an extent and will need a collection system installed for the runoff.

**REGULAR SESSION:**

**1. VILLAVICENCIO ACCESSORY APARTMENT, 12 Manor Way** – This item was on the agenda for a review of a Conditional Use Permit. The engineering review letter revealed that a few minor additions needed to be made to the plans. Once this occurs, this applicant will receive their permit.

**2. ROUTE 6 BUSINESS PLAZA** – This item was on the agenda for a referral to the Zoning Board of Appeals for a variance regarding parking setbacks and was represented by Joe Buschynski. The referral was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 7-0 in favor.

**3. TORHAN/JOHNSON LOT LINE ADJUSTMENT, Gage Road** – This item was on the agenda for Final Approval. The resolution for the lot line adjustment was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 7-0 in favor.

**4. PENNELLA LLC, 261 Fields Lane** – This item was on the agenda for preliminary site plan review as well as Intent to Declare Lead Agency for purposes of SEQRA and was represented by Jason Lepro of Jay Fain & Associates. The engineering review letter revealed that there were numerous items that were missing to conform to a preliminary review; therefore, Chairman Rohrman decided not to start the SEQRA process until such time as all items are addressed on the preliminary plans at which time the distribution to all outside agencies for their input and/or comments will occur.

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SEPTEMBER 12, 2005**

**5. MILLENNIUM SITE PLAN, Route 6** – This item was on the agenda for a sketch review of a proposed convenience store and was represented by Theresa Ryan of Insite Engineering. This property is located in a GC-1 Zone and will need to receive a Special Use Permit from the Town Board. The applicant will now make a submission for Preliminary Site Plan review and if the drawings are consistent with preliminary submission requirements, the SEQRA process will commence.

**6. CAMPUS at FIELDS CORNERS, Pugsley Road** – This item, on the agenda for a 90-day extension of Final Subdivision and Resubdivision Conditional Plat Approval, was represented by Dan Richmond, Esq. of Zarin & Steinmetz, the attorneys for the applicant. The resolution for the extension was introduced by Boardmember Armstrong, seconded by Boardmember Manteo and passed 7-0 in favor.

A motion to accept the minutes from the meeting of 7/11/05 was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor, 1 abstention.

A motion to accept the minutes from the meeting of 8/8/05 was introduced by Boardmember LaPerch, seconded by Boardmember Armstrong and passed 4-0 in favor, 3 abstentions.

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

**September 16, 2005**

**LF**