

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES  
SEPTEMBER 26, 2005**

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

**WORK SESSION:**

**1. JNR HOLDINGS, Route 6** – This item was on the agenda for a discussion as to what the owner of this piece of property may do with it as far as development is concerned and was represented by Vincent Franz of Franz & Franze Architects. The limitations on this site are very restrictive in that most of the sight is within the 300 foot limiting distance of a reservoir as well as a reservoir stem. The owner would like to expand the building so that he may relocate his pharmacy to the site. The pre-existing non-conforming building is entirely in the side yard setback. In the alternative, the owner would use this building as is without expanding because you cannot increase a non-conformity. The green cabins presently existing will be removed in an effort to make it more visually pleasing as well as landscaping it. This matter was referred to the Town Attorney for an opinion as to whether one site can have both a residential use as well as a commercial one, since both have been in existence for a very long time.

**REGULAR SESSION:**

**1. BAKER FARM SUBDIVISION, Enoch Crosby Road** – This item was on the agenda for a continued review and was represented by Harry Nichols. The engineering review letter revealed that there were numerous items that need to be addressed and rectified. Mr. Nichols was informed that once this occurs, they may come back before the Planning Board.

**2. J.P. INTERNATIONAL SUBDIVISION, Old Milltown Road** – This item was on the agenda for a continued review for the updated drawings and drainage report and was represented by Harry Nichols. What was told to Mr. Nichols regarding Baker Farm holds for this application as well.

**3. SLS RESIDENTIAL, INC., Putnam Avenue & Route 6** – This item was on the agenda for preliminary site plan review and was represented by Theresa Ryan of Insite Engineering. There were serious concerns regarding the sewer hook-ups to this proposed site as far as capacity is concerned. According to Michael Levine, Special Districts Administrator, there is an unidentified source of infiltration in this system which may be treating water unnecessarily, thereby raising the gallons processed daily and taking away from the total amount of gallons that could be available for projected flows. Presently, there are approximately 10,000 gallons of daily use capacity available, 4,800 gallons of which are earmarked for the expansion of Eagles Ridge Condos leaving approximately 5,200 gallons of daily usage available. It was explained that this project will be phased. The first phase will take approximately 3,500 gallons daily. Ms. Ryan explained that once the second phase is implemented, perhaps an SSDS approved by the Health Department will handle the sewage for it. It was suggested by Chairman Rohrman that a letter be submitted to the Planning Board to get Mr. Levine to definitively state if this project is viable as far as capacity is concerned. Ms.

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Ryan stated that in-office testing of the soil for the proposed SSDS area reveals that it is suitable to handle the capacity for the second phase. Also, the Town Board and the DEC must be in on the decision making process as to the viability of this proposal.

**4. TERRAVEST INTERNATIONAL CORPORATE PARK – T-3** – This item was on the agenda for a discussion regarding the drawing changes to reflect the addition of a clubhouse containing a two-lane indoor lap pool at the Senior Housing Complex and was represented by Terri-Ann Hahn of LADA as well as Don Rossi, Esq., the attorney for the applicant. Another change in this plan reflects the fact that the complex will be gated and residents will be given a “key card.” Questions were raised as to whether each resident will receive their mail at the end of their driveway or will there be a central location to pick up mail, near the entrance. Ms. Hahn stated that she will be discussing it with the Brewster Postmaster and will get back to the Board on that. Boardmember Armstrong asked about the lighting at the baseball fields. Ms. Hahn responded that it was specifically written into the Special Permit that there will be no lighting. He also asked about visitor parking. Each home will have a two car garage and the driveways can hold two cars. There is additional visitor parking located near the clubhouse as well as in the lower terrace, but the visitor parking calculation is 20%; the amount required by the regulations. This project was placed on the October 24<sup>th</sup> agenda for Final Approval.

**5. UNILOCK AMENDED SITE PLAN** – This item was on the agenda for a discussion regarding the amount of outside storage as well as the placement of it as compared to a previous amended site plan approval and was represented by Dan Leary of Cuddy & Feder, the attorney for Unilock. There was a very long engineering review letter submitted, after which Chairman Rohrman informed the applicant that this project could not be discussed because of it. There also was a letter written by the Town Highway Superintendent, James Lawlor, indicating that Unilock’s tractor trailer trucks are using the road as a staging area to strap down the materials that are to be delivered and sees it as a safety hazard for traffic flow. It is Mr. Leary’s contention that Unilock is not exceeding their permitted 110,000 square feet of storage and wished to discuss the amended site plan. Chairman Rohrman stated that if the applicant can prove that the former amended site plan is compliant under the present conditions (which is not what the Town Engineer review letter states), then they can come back to the Planning Board for amended site plan review. Chairman Rohrman did not wish to listen to Mr. Leary’s explanations regarding the amended site plan. Boardmember Manteo made a motion to postpone this discussion until after all the items in the engineering review letter are addressed and resolved, which was seconded by Boardmember Tessmer and passed 7-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 7-0 in favor.

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