

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
NOVEMBER 13, 2006**

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

REGULAR SESSION:

- 1. HOLLY STREAM WWTP UPGRADE** – This item was on the agenda for a Declaration of Lead Agency for purposes of SEQRA as well as to set a public hearing date. The resolution declaring the Town of Southeast Planning Board Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 6-0 in favor. The motion setting December 11, 2006 for the public hearing date was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 6-0 in favor.
- 2. MENDOLA PROPERTY, 491 North Salem Road** – This item was on the agenda for a sketch review of a grading and filling plan which was the result of a violation from the Zoning Enforcement Officer. Terri-Ann Hahn of LADA appeared before the Board on behalf of her client. Mr. Mendola (the new owner of this property) was trying to make a driveway to get to the back of the property which is a violation in the absence of an approved site plan. The Zoning Enforcement Officer ordered the site to be returned to the condition it was in before he started. There were questions pertaining to why Mr. Mendola needs the driveway in the first place. In the back of this property, there is an existing church to which the driveway would provide safer and more clearly defined access.
- 3. STONECREST SENIOR HOUSING, Mt. Ebo** – This item was on the agenda for a referral to the Town Board for the release of this project’s Performance Bond. Terri-Ann Hahn of LADA appeared before the Board. The motion for the above referral was introduced by Boardmember Manteo, seconded by Boardmember Rush and passed 6-0 in favor.
- 4. BREWSTER/SOUTHEAST FIRE DISTRICT, Milltown Road** – This item was on the agenda for a sketch review for a lot line adjustment. Theresa Ryan of Insite Engineering appeared before the Board. The engineering review letter revealed that setback lines must be placed on the drawings to ensure compliance with the zoning regulations. The desired result of this project is having the existing structure on a 69+/- acre parcel of land and a 4+/- acre parcel of land to be dedicated to the Fire District for a new satellite fire station, possibly with an ambulance. The next step for this project will be to commence SEQRA with an unlisted, uncoordinated action as well as a determination of significance.
- 5. MILLENNIUM/THE COUNTRY STORE, Route 6** – This item was on the agenda for a discussion of the proposed parking lot surface. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. Chairman Rohrman stated that in prior discussions with the Town Engineer and Town Highway Superintendent regarding the proposed paving surface, there was a consensus that the paving system initially proposed (paving stones with gravel placed in the holes) is not appropriate for this application due to the high volume of traffic expected. Ms. Ryan stated that the “Grasscrete” paving system is a monolithic concrete pour, much like a sidewalk, but with holes in a grid pattern so as to make the surface pervious which is a requirements of the NYCDEP because this property is located within the 300’ limiting distance of a reservoir. Ms. Ryan stated that there will not be any salt usage on this surface during the

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winter months and also the applicant is willing to post a maintenance bond indemnifying the Town from any responsibility for problems caused by maintenance issues. The engineering review letter revealed that there were issues regarding the apron of the road cut needing to be paved (for which the applicant will be pursuing a waiver from the DEP) as well as for the handicapped parking spaces, which will be paved with traditional blacktop. As far as the amount of parking spaces are concerned, it was suggested by the Town Engineer that the number be reduced from the 31 proposed to 15. Another suggestion was that the applicant should pursue the minimal number of parking spots and propose an overflow parking area for future development if warranted. Ms. Ryan stated that 17 parking spots are required; the difference between the 17 and 31 will be considered overflow future parking spots. It was the consensus of the Planning Board that the Grasscrete product be used for the 17 spot parking lot (except for the handicapped spots) with a future overflow parking area.

6. STRAZZA SUBDIVISION, Doansburg Road – This item was put on the agenda just before the meeting started to reschedule the original public hearing date of November 27, 2006 to December 11, 2006. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her clients. The motion to reschedule the public hearing to December 11, 2006) was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.

7. PEGASUS THERAPEUTIC RIDING, INC., Peach Lake Road – This item was placed on the agenda just before the meeting began for a Determination of Significance for purposes of SEQRA as well as for a referral to the Zoning Board of Appeals for an area variance. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The resolution for the Negative Declaration was introduced by Chairman Rohrman, seconded by Boardmember Rush and passed 6-0 in favor. Ms. Ryan also requested a referral to the Town Board for the Special Use Permit to conduct an equestrian center. It was decided that Pegasus must first be referred to the Zoning Board of Appeals to pursue an area variance because the amount of property required for this activity is 25 acres and the applicant only has 20 acres. If the variance is granted by the Zoning Board of Appeals, then Pegasus would go before the Town Board seeking a Special Permit. A motion to refer this project to the ARB was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and was denied by a vote of 6-0 in favor. The denial was based on the same reasoning as was used for denial of the Town Board referral request. The motion to refer this project to the ZBA for the area variance was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.

8. BREWSTER HONDA SITE PLAN – This item was on the agenda for Final Site Plan Approval. Michael Liguori, Esq. of Hogan & Rossi appeared before the Board on behalf of his client. The resolution granting the above approval was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 5-1 in favor.

9. GASLAND PETROLEUM, Route 6 & Starr Ridge Road – This item was on the agenda for a referral to the ZBA for an interpretation and/or sign ordinance variance. The motion for the referral was introduced by Boardmember Rush, seconded by Boardmember Wissel and passed 6-0 in favor.

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A motion to accept the minutes of the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 6-0 in favor.

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

November 20, 2006

L.F.

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