

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
NOVEMBER 24, 2008**

Present: Chairman Tom LaPerch; Boardmembers Dennis Sullivan, Edwin Alvarez, Jim DiBella, Phil Wissel, Dan Armstrong; Town Planner Ashley Ley; Wetlands Consultant Don Cuomo; Town Counsel Willis Stephens, Esq.; Secretary Laurie Fricchione. Boardmember David Rush was absent and excused.

REGULAR SESSION:

1. **STARR RIDGE FARMS (a.k.a Ronin Properties)** – This project was on the agenda for a release of the performance bond, but the engineer’s review letter revealed that there were a few inconsistencies in the as-built drawing provided to compare what was on paper and what was actually on the site.
2. **JVF MANAGEMENT SITE PLAN, Hardscrabble Heights Drive** – This project was on the agenda for a sketch review and was represented by Paul Pelosio of J. Robert Folchetti & Associates, the applicant’s engineer. Proposed is an approximately 40,500 square foot warehouse facility on a 20+ acre site with its own stormwater management system, SSTS and private water supply. Of the total square footage, 10,500 square feet is proposed to be office and 30,000 square feet is proposed to be warehouse. This project was in front of the Planning Board approximately 2 years ago, but was dropped and is now being pursued with a different configuration reflecting a reduction of impervious surfaces. This project will require a variance from the Zoning Board of Appeals for a lack of road frontage and will require a Special Use Permit from the Town Board. Chairman LaPerch stated that there were numerous comments raised in the engineering review letter [having to do with basic zoning code compliance] that should have been addressed and reflected in the drawings submitted.
3. **SOUTHEAST MEMORIAL PARK, Main Street** – This project was on the agenda for continued review and was represented by Paul Lynch of Putnam Engineering. Mr. Cuomo stated that the planting plan to reflect the proper wetland planting choices is critical to the success of this project. He suggested hiring wetland specialists to ensure it. Proposed on this site are 10 batting cages, a softball field and a concession stand for the public. This project recently received Zoning Board of Appeals variances for front and side yard setback relief. With the Zoning Board of Appeals variances, it is understood that this site will close at 10:00 p.m. when it is open.

Before the meeting was adjourned, Ms. Ley spoke to the Planning Board and circulated a memo regarding the Cerlich re-subdivision. In the subdivision regulations, §123-35D(2) states that “For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall be limited in length to a maximum of 1,000 feet along the center line from the intersection of the street center lines to the center of the circular turnaround and shall provide sole access to not more than 10 building lots.” Four of the 13 lots with driveways off of Pine View Drive have frontage on Guinea Road, but site conditions would prohibit emergency vehicles from accessing the residences on all but one of these properties from Guinea Road. With the exception of the Casale property, Pine View Drive currently provides sole access to 12 building lots. As far as frontage is concerned, there are 9 lots on Pine View Drive only; there are 4 lots with frontage on both Guinea Road and Pine View Drive and there is 1 lot with frontage on Guinea Road only; however 13 lots have sole driveway access from Pine View Drive only and 1 lot with driveway access from Guinea Road only.

Chairman LaPerch reminded the Board there was a town-wide meeting to discuss more open communication between various Boards and increase efficiency at Lakeview Manor on December 13 at 9:00 a.m. Also, Chairman LaPerch discussed having Boardmember Armstrong checking landscaping

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plans of various commercial projects against existing conditions. If there is a discrepancy, it will be brought to the attention of the Town's Zoning Enforcement Officer so that they can issue site plan approval violations to induce the owners to comply with their site plan approval conditions.

The motion to accept the minutes from the 11/10/08 meeting was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent.

The motion to close the meeting was introduced by Chairman LaPerch, seconded by Boardmember DiBella and passed 6-0 in favor, 1 absent.

**November 25, 2008
L.F.**