

TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
DECEMBER 10, 2007

Present: Chairman Tom LaPerch; Boardmembers David Rush, Phil Wissel, Dan Armstrong; Town Planner Siobhan O’Kane; Wetlands Inspector Don Cuomo; Former Chairman George Rohrman; Secretary Laurie Fricchione. Boardmember Mike Manteo was absent and excused.

PUBLIC HEARING:

1. SOUTHEAST MEMORIAL PARK, North Main Street – This item was on the agenda to set 1/14/08 for a continuation of the Wetlands Permit portion of this application, which motion was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed 4-0 in favor, 1 absent.

REGULAR SESSION:

1. BREWSTER TRANSIT MIX – This project was on the agenda for a referral to the Town Board for the release of their performance bond, which motion was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 4-0 in favor, 1 absent.

2. ONE GENEVA ROAD, LLC – This item was on the agenda for preliminary site plan review as well as to commence the SEQRA process. Mike Irwin of BVH appeared before the Board on behalf of his client, Vanguard Investors. Proposed is the construction of an office/warehouse building at the very same site as the former Raichle-Mollitor building which was approved approximately twenty years ago, but never built. Then, approximately 2 years ago, an application was submitted for this site (with a different engineer) but never pursued. Now BVH is the engineer of record putting forth this present application which is essentially the same as the one submitted two years ago. Proposed is a 33,000 square foot building. The stormwater detention system is already in place as it was done when the Raichle-Mollitor was approved as per the DEP and DEC. This project will require a referral to the Town Board for a Special Use Permit at the appropriate time in the SEQRA process. It will also require a setback variance from the ZBA due to the fact that they have changed over the years. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember Armstrong, seconded by Boardmember Rush and passed 4-0 in favor, 1 absent.

3. 12 OLD ROUTE 6 COMMERCIAL BUILDING – This item was on the agenda for sketch site plan review. James Nixon appeared before the Board on behalf of his client. There were questions as to the functionality of the SSTS and it was requested that before this project go further, a letter from the Department of Health be submitted to the Planning Board with regard to it working properly according to their regulations. There also are concerns regarding parking for the proposed retail use of this site. This project will be placed on the January 28, 2008 Planning Board meeting to commence the SEQRA process as well as to be referred to the Town Board for consideration of a Special Use Permit.

4. TREMBLAY SITE PLAN – This project was on the agenda for sketch review. Peter Tavino appeared before the Board on behalf of his client, Mr. Tremblay. This project represents 5 building lots; 3 are owned by Mr. Tremblay, Sr., 1 owned by Mrs. Tremblay, and 1 owned by their son, George Jr. Mr. Tavino stated that because all the land is owned by them, they will be using each other’s land to conduct their business and use different parcels for parking and storage. Lot #5 (owned by Mr.

Tremblay, Sr.) is the site of the former nightclub, Fore-n-Aft. Lot #6 has two existing buildings on it. Lot #7 is the Tremson Corp. property. Lot #6 is owned by NYSEG. Lot #9 is adjacent to Lot #6. The applicant will be pursuing an increase in their allowed outside storage; from 5% to 10% at the appropriate time. Future intentions for this property previously at the nightclub include either a diner or Dunkin Donuts. Mr. Tavino stated that there is no activity in the wetlands or in the buffer and as such, there is not a necessity for a wetlands permit. This project will, however, pursue a use variance to be allowed light manufacturing in the GC-2 Zone. In addition to the Tremson Corp. business being conducted which is the wood cutting and mulching business, Mr. Tremblay rents to two other businesses; the first of which is the traffic sign company and the second one is an auto body detailing shop.

The vote to accept the minutes from the November 26 meeting was deferred.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Boardmember Wissel and passed 4-0 in favor, 1 absent.

January 17, 2008

L.F.