

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES  
DECEMBER 11, 2006**

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

**WORK SESSION:**

**1. JVF MANAGEMENT, 20 Hardscrabble Heights** – This item was on the agenda for a discussion regarding the applicant’s proposed uses. Paul Pelusio of J. Robert Folchetti & Associates appeared before the Board on behalf of his client, Mr. Bruzzone. Proposed is a warehouse facility approximately 40,000 square feet in size plus a 10,000-12,000 square foot building to house company offices on a 22 acre site. There is a lack of road frontage (87 feet exist where 125 feet are required) that would require the applicant to obtain a variance from the Zoning Board of Appeals. There will be a significant amount of earthwork due to the steep slopes present. One of the many comments the engineering review letter mentioned was an estimated amount of truck trips for the cuts and fills. This proposed warehouse will receive and distribute items such as imported olive oil, dry pasta, fashion clothing. There will be no refrigeration apparatus in the warehouse. The applicant will come back with preliminary drawings at which point the SEQRA process can commence and once complete, will be referred to the Zoning Board of Appeals for their variance and then to the Town Board for their Special Use Permit.

**PUBLIC HEARING:**

**1. HOLLY STREAM WWTP UPGRADE** – This project was on the agenda for a site plan and SEQRA Public Hearing. Mark Catalano of Milnes Engineering appeared in front of the Board. There was no one in the audience wishing to speak or ask questions, so a motion to close the Public Hearing was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 6-0 in favor.

**REGULAR SESSION:**

**1. PENNELLA LLC SITE PLAN, Fields Lane** – This item was on the agenda for Final Site Plan Approval. Jason Lepro of Jay Fain & Associates appeared before the Board in addition to Mr. Pennella. The resolution granting Final Site Plan Approval was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 6-0 in favor.

**2. PALAZETTI OFFICE/WAREHOUSE, Hardscrabble Heights Drive** – This item was on the agenda for a reduction of this project’s performance bond. The motion for the referral was introduced by Boardmember Manteo, seconded by Boardmember Rush and passed 6-0 in favor.

**3. MAPLEWOOD NORTH GROUP, Bradford Court** – This item was on the agenda for a review of the sketch subdivision plan revisions. Joe Buschynski of Bibbo & Associates appeared before the Board on behalf of his client. Proposed is the subdivision of a 39-acre lot into two lots; one being 10 acres, the other being 29 acres. There was a question as to the access to both of the lots coming from one road cut which would be achieved either from

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Bradford Court as it exists or extending the road to create a new cul-de-sac actually in one of the lots for access. In the latter case, there will be more land disturbance, but in the former case, a referral will need to be made to the Zoning Board of Appeals for lack of road frontage. It was suggested that an analysis be performed showing the pros and cons of each scenario in terms of soil disturbance and road acceptance standards.

**4. TEMPLE BETH ELOHIM, Mt. Ebo** – This item was on the agenda for a referral to the Town Board for a release of its performance bond, but the engineering review letter revealed that it was not quite ready, so no action was taken.

**5. ACE ENDICO, Terravest International Corporate Park** – This item was on the agenda for a re-classification of their retail space. Terri-Ann Hahn of LADA appeared before the Board. A resolution encompassing the declaration of this action as unlisted, uncoordinated; a negative declaration for purposes of SEQRA as well as final amended site plan approval was introduced by Boardmember LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor.

**6. INTERNATIONAL BLVD.** – This item was on the agenda for a referral to the Town Board for road acceptance. Terri-Ann Hahn of LADA appeared before the Board. A motion for the referral to the Town Board was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 6-0 in favor.

**7. MENDOLA GRADING & FILLING PLAN, N. Salem Road** – This item was on the agenda for the Intent to Declare Lead Agency for purposes of SEQRA. Terri-Ann Hahn of LADA appeared before the Board. The Intent was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor.

**8. QUINN SUBDIVISION & LOT LINE ADJUSTMENT, Turk Hill Road** – This item was on the agenda for a 180-day extension on this project's approval. Theresa Ryan of Insite Engineering appeared before the Board. The resolution granting the extension was introduced by Boardmember Wissel, seconded by Boardmember LaPerch and passed 6-0 in favor.

**9. BREWSTER/SOUTHEAST JOINT FIRE DISTRICT, Milltown Road** – Despite this item being #9 on the agenda, the architect representing this project, Bob Mitchell, requested to be heard first due to the fact that he had to travel back to his home in Albany. Also representing this project was Theresa Ryan of Insite Engineering. This item was on the agenda to receive certain subdivision waivers, for approval of a lot line adjustment as well as sketch site plan review for the proposed fire substation building. Ms. Ryan stated that there is some encroachment into the 166' wetland buffer as well as some encroachment into the front and side yard setbacks, but due to the fact that a governmental agency is the applicant, they are exempt from complying with zoning setbacks and appear before the Planning Board as a courtesy to keep it apprised of these proposed plans. Mr. Mitchell then spoke to the Board, describing the proposed building. The substation will have 4 double bays to park the trucks with an office for the Commissioner, Chief and a conference room. Also, there will be a day room. There will be a radio room, an EMS storage/engineer's work room, a firematic equipment storage room, SCDA (breathing air) room, a decontamination room and decontamination laundry room. There

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will be a 14,000 gallon water storage tank for firefighting as well as a 13,000 gallon storage tank for sprinkler protection. The building will have a fuel pumping area and a generator. In the mezzanine area, there will be an area for storage and firematic training. The building is designed such that the parking for the trucks will be in the back of the office portion of the building, which is approximately 12,399 square feet in size. The large beech trees will be maintained and there will be a substantial amount of landscaping surrounding the site. The cost will be approximately \$4.6 million broken down as follows: \$3.9 million for the building and \$770,000 for soft costs. With all contingencies, the cost would be \$4.9 million. There will be several public hearing set to take place in February and a referendum will be in March. The district is anticipating meeting with the residents of the Milltown Association, who submitted a letter to the Planning Board listing their concerns and questions regarding this proposed project. The projected cost to float a 25 year bond is \$49.75 per household per year for each of the first 12 years and then drop down to \$19.90 for the remaining years. The estimated operating cost for the building alone is \$5.00 per household per year. As far as the portion of this project regarding the lot line adjustment is concerned, there were some waivers requested by the applicants that needed to be dealt with before any action regarding the lot line adjustment approval could take place. Chairman Rohrman introduced a motion to grant certain subdivision waivers as well as tree and forest plan and topographical plans which was seconded by Boardmember Wissel and passed 6-0 in favor. The resolution granting the lot line adjustment approval was introduced by Boardmember LaPerch, seconded by Boardmember Armstrong and passed 6-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 5-0 in favor, 1 abstention.

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

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

**December 29, 2006  
L.F.**