

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
DECEMBER 12, 2005**

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

REGULAR SESSION:

- 1. EVERY ACCESSORY APARTMENT, Enoch Crosby Road** – This item was on the agenda for a review for a Conditional Use Permit. The plans submitted indicate that the accessory apartment is 50% of the size of the principal structure’s square footage where only 25% is the maximum allowed per the Town Regulations. Chairman Rohrman indicated he would not vote in favor of this application as it was presented and since there was no one present at the meeting to represent this application, no explanation as to why the apartment was the size it was could be given. This item was placed on the January 9, 2006 Planning Board agenda.
- 2. TENTH JAM SUBDIVISION, Simpson & Old Barrett Roads** – This item was on the agenda for preliminary subdivision plan review, a request for waivers of §123-12D(1)(k) for Tree and Forest Plan and §123-30A(8) for location of rock outcrops, and an Intent to Declare Lead Agency for purposes of SEQRA. As far as the waivers were concerned, a site walk was planned between 3 or less Planning Board members, the Town Planner and the applicant’s engineer, Theresa Ryan of Insite Engineering. Once the site walk has occurred, the members will have a clearer understanding of the layout of the land so that they can make their decision based on their observations. The resolution for the Intent to Declare Lead Agency was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent.
- 3. UNILOCK, NY AMENDED SITE PLAN, Fields Lane** – This item was on the agenda for Amended Site Plan review and Intent to Declare Lead Agency for purposes of SEQRA. Theresa Ryan of Insite Engineering represented the applicant. After a discussion regarding the SEQRA process was held between the Town Planner and Insite Engineering, it was decided that this project would be deemed an unlisted, uncoordinated action. This resolution was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent. The resolution for the Negative Declaration was introduced by Boardmember Manteo, seconded by Boardmember Rush and passed 6-0 in favor, 1 absent. Ms. Ryan asked if the Planning Board was amenable to waiving the Public Hearing. A majority of the Board felt that a Public Hearing should be held. After a discussion about possible future dates, a motion to set January 23, 2006 was introduced by Boardmember Manteo, seconded by Boardmember Wissel and passed 5-1 in favor, 1 absent. After a little more discussion regarding timeliness of the review process and January 23 being too far away, a motion to amend the Public Hearing date to January 9, 2006 was introduced by Boardmember Manteo, seconded by Boardmember LaPerch and passed 6-0 in favor, 1 absent. The General Manager of Unilock, Mr. Sean O’Leary, then described drawings he submitted depicting an extensive landscaping plan as well as a lighting plan. Another concern raised by the Planning Board was the delineation of the outside storage area and how it could be “contained” so that it would not “spill out” into areas not meant to be used as such. Re-bar rod reinforcements with a 4” washer attached to them will be installed (and painted bright orange) along the perimeter of the area to create a physical and visual barrier and will be freshened up with the bright paint as time passes to keep them visible.

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4. ONE GENEVA ROAD LLC SITE PLAN, International Blvd. & Geneva Road – This item was on the agenda for Sketch Site Plan review and was represented by Theresa Ryan of Insite Engineering. The engineering review letter reveals the necessity of the storm water basin located adjacent to this property being depicted on the plans. Also, there seems to be a discrepancy in the square footage calculations in the drawings between the Town Engineer and Insite Engineering. The letter states that the building is 14,700 square feet in size when in actuality it is proposed to be 34,100 square feet. It was suggested that this discrepancy be brought to the attention of the Town Engineer. The next step in this project would be to submit plans for Preliminary review so that the SEQRA process may begin. *

5. BREWSTER COMMERCIAL COMPLEX, 577 No. Main – This item was on the agenda for an Unlisted Action determination for SEQRA, Determination of Significance, and a referral to Town Board for Special Use Permit. Dan Hollis, Esq. of Shamberg Marwell as well as Paul Lynch of Putnam Engineering represented the applicant. As in the case of the Unilock application, this project was also deemed to be considered an Unlisted, Uncoordinated action for purposes of SEQRA and as such, the resolution was introduced by Chairman Rohrman, seconded by Boardmember Rush and passed 5-0 in favor, 2 absent. The resolution for the Negative Declaration was introduced by Boardmember LaPerch, seconded by Boardmember Tessmer and passed 5-0 in favor, 2 absent. The motion for the referral to the Town Board for a Special Use Permit was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 5-0 in favor, 2 absent.

6. CAMPUS AT FIELDS CORNERS, Pugsley Road – This item was on the agenda to request a 90-Day extension of Final Subdivision and Resubdivision Conditional Plat Approval and was represented by Dan Richmond, Esq. of Zarin & Steinmetz, attorneys for the applicant. The extension resolution was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 6-0 in favor, 1 absent.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 5-0 in favor, 2 absent.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 5-0 in favor, 2 absent.

*At the end of the discussion regarding this project, Boardmember Manteo was excused by Chairman Rohrman at 8:30 p.m.