

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
August 23, 2021**

Present: Chairman Thomas LaPerch; Vice Chairman David Rush; Boardmembers Jim King and Lynne Eckardt; Town Attorney Willis Stephens; Town Planner Ashley Ley; Secretary Victoria Desidero; Absent & Excused: Boardmembers Eric Cyprus; Mike Hecht; and George Pangis

**Pledge of Allegiance
Introduction**

PUBLIC HEARINGS:

- 1. PROVETTO BROTHERS FARM, 679 Milltown Road, Tax Map ID 47.-3-27** – This was a continued Public Hearing to review an application for a Special Permit. The motion to Continue the Public Hearing to September 13, 2021 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. Chairman LaPerch asked Town Planner Ashley Ley: was that the applicant's request? She said yes, they were supposed to submit a revised application but they were not able to get it in on time. He said OK, thank you.

REGULAR SESSION:

- 1. FISHER SUBDIVISION, 56 Nelson Blvd. & 175 Triton Farm Way, Tax Map IDs 67.9-2-27 & 67.-1-33.21** – This was a review of an application for a subdivision. Susan Fisher appeared before the Board. Chairman LaPerch said your property is located on Nelson Blvd. and Triton Farm Way? Ms. Fisher said yes, I am trying to put back the piece I added onto my homestead and put it back to the farm since the sale of the house is not going well and I can lower the price this way. Chairman LaPerch said based on what I read and my consultants sent me is that I think you complied with putting everything back to where it was except there was an issue with a shed... on a setback issue? Ms. Ley said it wasn't clear from this version of the plans, which I downloaded this morning, but later today their surveyor was able to provide a survey showing that the pool meets the 20-foot setback. Chairman LaPerch said all good then. Ms. Fisher offered to show the Board the CO for the pool and the Chairman said I believe you. He said I want to thank (Town Councilman) Eric Larca for getting us up to the 20th Century with visuals here (referring to the new projector showing Ms. Ley's laptop visuals). He polled the Board for questions. Boardmember Eckardt said I was a little confused... so is part of this in the R-160 and part of it in the R-60? Ms. Ley said it is a split property and showed on the screen which part is in each Zone and they discussed how this zoning makes them both conforming in the new configuration. Boardmember Rush asked about the setback issue and Ms. Ley said it has been resolved. The motion to Classify this as a Type II Action under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 0 with 3 absent. The motion to classify this as a Minor Subdivision was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. Chairman LaPerch said I don't think it is a big deal here and I don't think there is a need to drag people out or drag this on so unless I hear from anyone... The motion to Waive a Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The motion to Grant Final Subdivision Approval was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 0 with 3 absent.
- 2. FARM TO MARKET ROAD SUBDIVISION, 83-85 Farm to Market Road, Tax Map IDs 45.-2-21 & 22** – This was a Review of a Request for Reduction of a Performance Bond. Peder Scott of PW Scott Engineering appeared before the Board. Chairman LaPerch said I see that Mr. Fenton (Town Engineer) recommended a reduction down to \$200,000.00; are you aware of that? Mr. Scott said yes. He polled the Board for questions and there were none. The motion to Recommend Reduction of the Performance Bond to the Town Board was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
August 23, 2021**

3. **JP INTERNATIONAL, 2 & 4 Reservoir Ridge Court, Tax Map IDs 57.-2-6.3, 6.2 & 6.1** – This was a Review of an Application for Renewal of a Wetland Permit. Jamie Spillane of Hogan & Rossi appeared before the Board. Chairman LaPerch said I see we got comments from our Wetland Consultant and there are no problems but would you walk us through this as it is a very old project? Ms. Spillane explained the history of the approvals for the road and the driveways, saying the wetland permit for the driveways has expired but the only real issue is the driveway for Lot 1. She used the plans to show the buffers and said we are just asking for the exact same permit that was issued last time. Chairman LaPerch polled the Board for questions and there were none. The motion to Classify this as a Type II Action under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 0 with 3 absent. The motion to Classify this as a Minor Wetland Permit was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. Chairman LaPerch said I don't think there are any neighbors out there so unless I hear anything... The motion to Waive a Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor. The motion to Grant a Wetland Permit was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 0 with 3 absent.
4. **INTUITIVE SUN & BODY, 1620 Route 22, Tax Map ID 46.-2-39** – This was an Architectural Review of an Application for a Sign. There was no one present to represent the application. Chairman LaPerch said let's move on and we will come back to it. (See below*)
5. **DREW REALTY/SITE ONE, 160 & 170 Fields Lane, Tax Map IDs 78.-2-5 & 4** – This was a continued Review of an Application for Site Plan Amendment. Jeff Contelmo of Insite Engineering appeared before the Board. Chairman LaPerch said there are no actions on for tonight so we are just looking for an update since our site walk and some of the memos going back and forth. Mr. Contelmo said I am here with Ray Durkin from Drew Realty and we are here to go over some of the revisions we made since we last met. He gave an overview of the visibility study submitted and the changes to the wall height and the screening. He talked about the visibility study in detail using the renderings and photos they submitted. Chairman LaPerch asked if they took the landscaping plan that (Boardmember) Lynne (Eckardt) suggested and Mr. Contelmo said Jamie (LoGiudice) and Lynne have been talking about the landscaping and my understanding is that there was discussion about the species placed on the shelf and about maybe varying some of the evergreens. Chairman LaPerch said it was a good thing you dealt with those sight line issues and they discussed how the access was revised to accommodate the trucks coming in and out. Mr. Contelmo said it is a much safer intersection with the changes we've made. Chairman LaPerch asked about landscaping in the front and Boardmember Eckardt said there are actually some very nice plantings in the front. Chairman LaPerch asked her to take over and Boardmember Eckardt asked about the light over the propane tank and what it will look like, saying she would like to see something on that. They discussed how it will look from the highway and Mr. Contelmo said we can add it to the rendering. She said I did speak with Jamie (LoGiudice) today and I learned the shelf will be a lot of fill and a lot of rock and I have concerns about what will live there. She said I would love to see some deciduous trees and explained what she thinks will look best there. She and Mr. Contelmo discussed the elements of the wall and the plantings in detail. Mr. Contelmo told the Board what they would like to do instead of deciduous trees in terms of an evergreen hedge. They discussed this and Boardmember Eckardt said I can talk to Jamie about this again offline. Boardmember King said I think the wall looks great; no questions. Boardmember Rush said it looks very nice. Chairman LaPerch said thank you and we look forward to seeing the next version next time. Ms. Ley said the next time you can file for Final.

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
August 23, 2021**

6. **PUTNAM BUSINESS PARK, 1689 Route 22, Tax Map ID 46.-3-17** – This was a continued Review of an Application for Site Plan Amendment. Doug Hahn of Hahn Engineering appeared before the Board. Mr. Hahn said we made the revisions based on the comments from the consultants and he used the plans to show the changes to the drainage requirements, the addition of some storage areas. Chairman LaPerch said you had no other comments from our engineers so I thought you did a good job with that. He said I have an issue with... is there a violation on that property that you are aware of? Mr. Hahn said I don't think so. Chairman LaPerch said there should be: my issue... you have that trailer and all those piles in the parking lot that are a bad eye sore and we thought (Building Inspector) Michael Levine was going to... Town Attorney Will Stephens said there are summons that have been issued. Chairman LaPerch said so, basically, you have got to clean up that mess. Mr. Hahn said yes, they know... when Lynne (Eckardt) was out there to follow up, they have those trailers and stuff out there. They talked about where these can be moved and if there is an outside storage issue that needs to be cleaned up. Ms. Ley said he did have an outside storage area (inaudible) after Lynne's meeting, which was great, but some of the things that are stored there are not allowed to be kept there as outside storage for example, all the trailers and (inaudible). They talked about what the owner is planning to do to clean this up. Ms. Desidero said what were the two things, Ashley, I couldn't hear... Ms. Ley said the trailers and the shipping containers are not allowed to be on the property at all. The Board discussed what needs to be cleaned up before the application can be given final approval. Chairman LaPerch polled the Board. Boardmember Eckardt said the plantings out there are very nice but I was concerned about what you are looking at and, also, when we talked... I am going to come back once the road is in, the driveway, so we can talk more about what can be done. Mr. Hahn said yeah, if you make suggestions, they will probably just go with it. Chairman LaPerch said there are no actions here so just the recommendations. Mr. Hahn said just get it cleaned up? Chairman LaPerch said right.
7. **COMMERCIAL CAMPUS AT FIELDS CORNER, 51 Pugsley Road** – This was on the agenda to consider a Request for Waiver per Section 123-52. Attorney Daniel Richmond of Zarin & Steinmetz, Kevin Masciovecchio of JMP Engineering and Steve Miller of Bader and Watson appeared before the Board. Chairman LaPerch said this is a first for me; I've never heard of asking for a waiver on plan sizes and he asked Ms. Ley to walk the Board through what is being asked. Ms. Ley said they provided their plans at what I would consider to be a reasonable scale for the size of the project; it allows the Board to see the entire site on one sheet of paper without having to flip through multiple sheets. She said the Town Engineer agreed with that assessment so they are asking for a waiver of the provision of the location scale. She said it is provided at 1-inch equals 200 ft. instead of 1-inch equals 100 ft. and then with the overall Plat it is provided at a scale of 1-inch equals 2,000 ft. instead of 1-inch equals 10,000 ft... or it is the opposite. She said in order to be able to submit the plan like that for signature, the Board needs to formally issue a waiver. Chairman LaPerch asked if this was a decision on the applicant's part. Mr. Miller said actually that scale goes back 20 years and the Board may remember there was a Lot Line Adjustment map that was done earlier this year and it was actually at the same scale and we didn't get the waiver. Chairman LaPerch asked about Mr. Miller going back and forth with the Town Assessor and they discussed where they are in that process. Chairman LaPerch polled the Board. Boardmember Eckardt said I don't object but will any details be lost with this size? Mr. Miller said no, we've actually gone to a second sheet at the same scale to put some of the other information on there and he showed those to her and explained how there are several inset maps as well. She said as long as we don't lose the detail, I am fine with it. The motion to waive the requirement of Section 123-52 was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 0 with 3 absent. Chairman LaPerch asked Mr. Richmond for an update on outside agency approvals which he gave the Board.

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
August 23, 2021**

*** (4) INTUITIVE SUN & BODY, 1620 Route 22, Tax Map ID 46.-2-39** – This was an Architectural Review of an Application for a Sign. Chairman LaPerch said back to our number four... Ms. Desidero said I have to say I am kind of upset about this: this poor woman has been waiting for this sign for like two months but her sign company keeps... Someone asked what business this is and Ms. Desidero said it is the new tanning salon up at Value Village. Chairman LaPerch said is there any way we can review it? Ms. Desidero said I mean... I don't think it is a great precedent to set but, in this case, I have to say, I really feel terrible for her because she has been waiting like a month and a half... (Multiple people talking). The Board discussed it and agreed it would be best to review the sign since, as Boardmember King said, it clearly fits with the rest of the signs in the plaza. Boardmember Eckardt raised the issue of the paper signs in the windows and Ms. Desidero said I think those are there because she wants people to know it is under new ownership. Chairman LaPerch polled the Board to see if anyone had a problem with the sign as submitted and no one did. The motion to Grant Architectural Approval of the Sign with the condition that the applicant take down all interior signs on the windows as per Town Code was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 0 with 3 absent.

The Meeting Minutes of August 9, 2021 could not be approved because there was not a quorum of members present who were at the meeting.

The motion to Close the Meeting was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

September 9, 2021/VAD

THE FULL AUDIO RECORDING OF THIS MEETING IS AVAILABLE AT:
<https://www.southeast-ny.gov/337/Planning-Board-Meeting-Recordings>