

TOWN OF SOUTHEAST
John J. Dunford Civic Center
1360 Route 22, Brewster, New York 10509
March 20, 2008
Special Meeting - 7:30 PM

Present:

Supervisor Rights
Councilman Johnson
Councilman Yee

Also Present: Ruth A. Mazzei

Also: approximately 23 persons

Supervisor Rights made a motion to open the Special Meeting and Councilman Yee seconded. All in favor.

PUBLIC HEARING – ALCON

Supervisor Rights made a motion to open the public hearing and Councilman Yee seconded. All in favor.

Alcon LLC is the owner of property on Fields Lane Tax Map #78-2-18, There is approximately 6.45 acres and they are before the board regarding a Special Permit to allow construction on a 19,200 square ft. Warehouse/Office building which contains 80% warehouse and 20% office. This property is in an OP-1 zone.

Richard O'Rourke from Keane and Beane representing the applicant Rob Alfredo and also in attendance was Theresa Ryan from Insite Engineering. The Certified mailings were submitted. This is pre-existing, non-conforming and there is no road frontage so no variance is required. They are proposing outside storage. The lower level is warehouse and there is small storage that is 1/4 of the size allowed on the site, which is accessed from the side ramp, everything else is accessed from the back. The office is on the second floor. The actual bottom floor is in the back and the entire back will be gravel. The building is built into a hill – there will be no retail or wholesale. The plantings will be mostly native. There will be no view from Interstate 684. One resident said a large mulching proposal is in front of the Planning Board now and another resident was extremely concerned since the road has many residential homes. Alcon said that they will be paving but the resident felt that since they are driving along the backyards of residential homes that trees or fences. The hours of operation will be 5-5:30 and will not have a seasonal use. 14,000 square feet will be outside storage, mulch etc. There will be about 15 employees and 6-8 trucks. Trucks will include dump, rack body, pickups and an

18 wheeler to move equipment. The heights of the berms will be about 4 feet and there will be berms in the front. The neighbor said that children use the driveway and the visibility is not good.

Supervisor Rights made a motion to close the public hearing and Councilman Johnson seconded. All in favor.

Supervisor Rights made a motion to close the special meeting and Councilman Yee seconded. All in favor.

Respectfully submitted,

Ruth Argo Mazzei
Southeast Town Clerk