

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
APRIL 28, 2008**

Present: Chairman Tom LaPerch; Boardmembers Dennis Sullivan, Edwin Alvarez, Jim DiBella, David Rush, Phil Wissel; Town Planner Graham Trelstad; Wetlands Consultant Don Cuomo; Town Counsel Willis Stephens, Esq.; Secretary Laurie Fricchione. Boardmember Dan Armstrong was absent and excused.

REGULAR SESSION:

- 1. 100 EXECUTIVE DRIVE SITE PLAN** – This item was on the agenda to continue the SEQRA process with the Declaration of Lead Agency and to set a public hearing date. Mike Irwin of BVH appeared before the Board on behalf of his client. The resolution for the Declaration of Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent. The motion to schedule the Public Hearing for June 9, 2008 was introduced by Chairman LaPerch, seconded by Boardmember DiBella and passed 6-0 in favor, 1 absent.
- 2. SOUTHEAST MEMORIAL PARK SUBDIVISION & SITE PLAN** – This item was on the agenda for continued review. Paul Lynch of Putnam Engineering appeared before the Board as did John Petrillo, the applicant/owner of the site. There were a few questions/issues remaining, one of which was the construction and surfacing of the parking lot, the cost of which will be borne by Mr. Petrillo. A pervious surface is preferred by the Planning Board. Another issue was a planting plan to pay particular attention to wetland plantings and species. This item was placed on the May 12, 2008 Planning Board agenda for final subdivision approval and a referral to the Zoning Board of Appeals for a side and front yard setback variances for the site plan portion of the application. Once the variances are received, it will be placed on a Planning Board agenda for Final Site Plan Approval. Also, Mr. Trelstad asked for a clarification of the depth of the soil samples that were taken to determine if there were any toxic substances in the soil.
- 3. JOE'S BARBER SHOP, Danbury Road** – The owner/landlord, Mr. Scippioni, appeared before the Board on his own behalf. Because he did not have any engineering or legal representation, it was suggested that he retain the services of an engineer so that this project can continue without further delay. The engineering review comments were minor, but needed to be addressed and shown on the drawings, which only a licensed engineer can provide.
- 4. PALUMBO KENNEL, South Drive** – This item was on the agenda for sketch review of a proposed kennel. Mr. Palumbo appeared before the Board on his own behalf, much like the applicant in agenda item #3. It was suggested that the applicant retain the services of an engineer whereupon the applicant will return for continued review. This project will require a referral to the Town Board for a Special Use Permit at the appropriate time.
- 5. SMSA d/b/a VERIZON WIRELESS, 87 Hillside Avenue** – This item was on the agenda for an exemption from the necessity of submitting an amended site plan application for a conditional use permit for a cellular telephone carrier co-location. Michael Sheridan, Esq. of Snyder & Snyder appeared before the Board on behalf of his client. With this application, there will be four carriers on this existing cell tower which was originally approved for up to five

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carriers. The resolution granting the exemption for the co-location was introduced by Chairman LaPerch, seconded by Boardmember Alvarez and passed 6-0 in favor, 1 absent.

6. CERLICH RE-SUBDIVISION, Pine View Drive – This item was on the agenda for continued review. Harry Nichols appeared before the Board on behalf of his client, Mr. Cerlich. Approximately 18 months ago, test pits were dug in the presence of the Putnam County Department of Health to determine the percolation rates of the soil for the septic area. It is Mr. Cuomo’s opinion that the proposed septic fields are in the wetland buffer. Mr. Cuomo visited the site and saw test pits for the septic area for which he issued a notice of violation for activity in the wetland buffer without a wetland permit. Mr. Nichols contends that he is maintaining at least a 166-foot distance from the buffer, according to the USGS Soils Map from which he relies for accurate information. Mr. Cuomo requested that the wetlands be delineated by soil types which would indicate the required distance from the buffer. He also stated that the test pits should be filled in. Both tasks will be performed by the applicant so that the project may continue to move forward in the process.

A motion to accept the minutes from the 4/14/08 meeting was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed 6-0 in favor, 1 absent.

A motion to close the meeting was introduced by Chairman LaPerch, seconded by Boardmember Sullivan and passed 6-0 in favor, 1 absent.

**April 29, 2008
L.F.**