

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
FEBRUARY 23, 2009**

Present: Chairman Tom LaPerch; Boardmembers Dennis Sullivan, Edwin Alvarez, Jim DiBella, Phil Wissel; Town Planner Ashley Ley; Town Counsel Willis Stephens; Secretary Laurie Fricchione. Boardmember David Rush was absent and excused; Boardmember Dan Armstrong arrived at 7:50 p.m.

**PUBLIC HEARING:**

**1. BREWSTER ICE ARENA AMENDED SITE PLAN, 63 Fields Lane** – This item was on the agenda for a site plan public hearing. Steve Santini, a co-owner of the property, appeared before the Board on his own behalf. Proposed is the installation of 4 seasonal, removable batting cages to be used by patrons of the ice arena and others during the spring and summer months when overall activity is less than at other times of the year. The motion to close the public hearing was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 6-0 in favor, 1 absent. The resolution for the Negative Declaration was introduced by Chairman LaPerch, seconded by Boardmember Alvarez and passed 6-0 in favor, 1 absent. The motion for the referral to the ARB was introduced by Chairman LaPerch, seconded by Boardmember Alvarez and passed 6-0 in favor, 1 absent.

**REGULAR SESSION:**

**1. STRAZZA LOT LINE ADJUSTMENTS, Doansburg Road** – This item was on the agenda for Final Lot Line Adjustment/Subdivision Approval as well as for a referral to the Town Board for the establishment of a performance bond. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The resolution granting final lot line adjustment/subdivision approval was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 5-0 in favor, 2 absent. The motion for the referral to the Town Board for the establishment of a performance bond was introduced by Chairman LaPerch, seconded by Boardmember Alvarez and passed 5-0 in favor, 2 absent.

**2. NY SMSA d/b/a VERIZON WIRELESS TELECOMMUNICATIONS FACILITY, 3925 Danbury Road** – This item was on the agenda for a determination of significance for purposes of SEQRA as well as for a referral to the Zoning Board of Appeals for setback variances. Keith Betensky, Esq. of Snyder & Snyder appeared before the Board on behalf of his client. A letter from the NYCDEP regarding construction on slopes greater than 15%, stormwater runoff capture and treatment were also of concern to the Boardmembers. They did not feel comfortable signing off on the Determination of Significance until the Boardmembers receive a letter from the DEP stating all their concerns were responded to their satisfaction in revised site drawings and acceptable calculations for the stormwater report following the applicant's subsequent submission. In light of the above, no action was taken. The applicant was told as soon as the response is received from the DEP and is reviewed by the Town Engineer it will be placed on the agenda for further discussion and possible action.

**3. DUNMORE CORPORATION AMENDED SITE PLAN, Danbury Road** – This item was on the agenda for a review for final amended site plan approval. Theresa Ryan of Insite Engineering appeared before the Board on behalf of her client. The resolution granting final

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amended site plan approval was introduced by Chairman LaPerch, seconded by Boardmember Sullivan and passed 6-0 in favor, 1 absent.

A motion to accept the minutes of the February 9, 2009 meeting was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed 5-0 in favor, 2 absent.

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

**February 25, 2009**

**L.F.**