

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
MARCH 27, 2006**

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

REGULAR SESSION:

- 1. PEGASUS THERAPEUTIC RIDING, INC., Peach Lake Road** – This item was on the agenda for site plan sketch review of a proposed equestrian center and was represented by Theresa Ryan of Insite Engineering as well as John Arens, Esq., attorney for Pegasus. Dr. William Bradley owns this property where he practices veterinary medicine and had, under New England Equine Practice, obtained site plan approval years ago. Pegasus is a non-profit organization providing services for handicapped children and adults through horseback riding, increasing mobility and physical strength for the riders. As this parcel is 20 acres in size, it is 5 acres short of the required 25 acres for an equestrian center. Ms. Ryan requested a referral to the Zoning Board of Appeals for an area variance, but Chairman Rohrman stated that referrals will be made when the SEQRA process is complete. This project will also need to be referred to the Town Board for a Special Use Permit. It was suggested that the drawings be brought up to minimally the Preliminary Stage so that the SEQRA process can commence.
- 2. WATERVIEW ESTATES SUBDIVISION, Allview Avenue** – This item was on the agenda for Preliminary Subdivision Approval and was represented by Theresa Ryan of Insite Engineering in addition to Richard O’Rourke, Esq., attorney for the applicants. The resolution granting Preliminary Subdivision Plat Approval was introduced by Boardmember Armstrong, seconded by Boardmember LaPerch and passed 7-0 in favor.
- 3. BREWSTER HONDA, Route 22** – This item was on the agenda for Site Plan Review and was represented by Michael Liguori, Esq. of Hogan & Rossi. A Use Variance was granted for the outside storage of new vehicles by the Zoning Board of Appeals. Mr. Liguori requested that the Planning Board commence the SEQRA process as well as be referred to the Zoning Board of Appeals for relief from setback requirements. Chairman Rohrman reminded Mr. Liguori that the Planning Board can not and will not refer projects to any outside agencies until SEQRA is complete.
- 4. VAIL’S GROVE GOLF COURSE AMENDED SITE PLAN, Peach Lake Road** – This item was on the agenda for sketch review and was represented by Bill Coates of Vail’s Grove Golf Course Association. The drawings now satisfy the requirements for sketch review and the applicant was instructed to submit for Preliminary requirements.
- 5. NARASIMHAN MEDICAL OFFICE, Route 312** – This item was on the agenda for Final Site Plan Approval and was represented by Joel Greenberg, the applicant’s architect. The resolution granting approval was introduced by Boardmember LaPerch, seconded by Boardmember Wissel and passed 7-0 in favor.
- 6. MT. EBO CORPORATE PARK LOT #6, Mt. Ebo Road North** – This item was on the agenda for a Determination of Significance for purposes of SEQRA, a Referral to the Town Board for a Special Use Permit as well as a Referral to the ARB. Terri Ann Hahn of LADA

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appeared before the Board. The resolution for the Negative Declaration was introduced by Boardmember Tessmer, seconded by Boardmember LaPerch and passed 7-0 in favor. The resolution referring this project to the Town Board for a Special Use Permit was introduced by Boardmember Armstrong, seconded by Boardmember Rush and passed 7-0 in favor. The motion referring this project to the ARB was introduced by Chairman Rohrman, seconded by Boardmember Tessmer and passed 7-0 in favor.

7. WESTCHESTER TRACTOR, International Blvd. – This item was on the agenda for a Determination of Significance for purposes of SEQRA as well as a Referral to the Town Board and was represented by Terri Ann Hahn of LADA. The Negative Declaration was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 7-0 in favor. The Referral to the Town Board (which is actually an addendum to the previously granted Special Use Permit) to allow the permissible amount of outside storage was introduced by Chairman Rohrman, seconded by Boardmember Armstrong and passed 7-0 in favor.

8. CAMPUS AT FIELDS CORNERS, Pugsley Road – This item was on the agenda for a Referral to Putnam County Planning Department and was represented by Dan Richmond, Esq. of Zarin & Steinmetz. The motion to allow the Chairman to sign the referral was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 7-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 7-0 in favor.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 7-0 in favor.