

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
APRIL 10, 2006**

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

WORK SESSION:

1. PURETECH, Mt. Ebo Corporate Park – This item was on the agenda for a discussion regarding an expansion proposal and was represented by Don Rossi, Esq. of Hogan & Rossi as well as Terri-Ann Hahn of LADA and Harold Lepler of Covington Management. This appearance was basically a courtesy visit as it is not necessary to pursue an amended site plan application because the future [but not built out] expansion was part of a previously approved site plan. The applicant will be submitting a lighting and landscaping plan to reflect conformance with the new regulations. The applicant does not need to appear before the Architectural Review Board as there are no exterior visual changes that will be made.

REGULAR SESSION:

1. SUPER VALUE CITGO STATION, 1485 Route 22 – This item was on the agenda for a referral to the Town Board for a waiver to the commercial moratorium and was represented by Paul Baum, Esq., attorney for the applicant. Proposed, if allowed to proceed, is an expansion of the retail space into the 3-bay repair shop, which will no longer exist. The applicant hopes to attract a nationally known retail outfit such as Blimpies, Subway or Dunkin Donuts. This project takes one step closer to decreasing the non-conformity of this site through the elimination of the 3-bay repair shop and increasing the conformity in the retail use as it is allowed in this zone. A resolution to positively recommend to the Town Board that the waiver be granted was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 4-2 in favor, 1 abstention.

2. ARBORSCAPE, Fields Lane – This item was on the agenda for a referral to the Town Board for the release of their performance bond. The engineering review letter revealed that there were two components that needed to be implemented and/or installed, and, as such, could not be referred to the Town Board for the release until rectified.

3. WATERVIEW ESTATES SUBDIVISION, Allview Avenue – This item was on the agenda for a discussion of a component of the new Preliminary Plan regulations and was represented by Theresa Ryan of Insite Engineering and Richard O’Rourke, Esq. of Keane & Beane, the applicant’s attorney. The new regulation is in regards to the submission of a 3-D rendering of views, sightlines, etc. before Preliminary Subdivision Approval is granted. In this instance, Preliminary Subdivision Plat Approval was granted before the new regulations were adopted; therefore, the Planning Board could not legally require the applicant to submit a 3-D rendering, nor could the approval be revoked being that one was not submitted.

**TOWN OF SOUTHEAST PLANNING BOARD MINUTES
APRIL 10, 2006**

4. STATELINE RETAIL CENTRE, Route 6 – This item was on the agenda for a review of the revised sketch plan and EAF and was represented by Theresa Ryan of Insite Engineering as well as Paul Camarda, the contract vendee for the owner’s property. Before the presentation began, Chairman Rohrman informed Mr. Camarda that he still had not received the videotape from the first Planning Board meeting held on February 27, 2006 and asked for a copy of the tape of this meeting, which was also being videotaped. Mr. Camarda told Chairman Rohrman that he did not tell him he would provide a copy of either the last meeting or the present one so long as it was not broadcast to the public on television or through any other public medium. Chairman Rohrman reiterated his request, to which Mr. Camarda responded that he would think about it. Mr. Camarda went on with his presentation, complete with a rendition of his opinion on the intent of the Comprehensive Plan [and how this project fits in perfectly] along with a Powerpoint slide show. This project does not require a wetlands permit or any zoning variances. Again, the square footage of each of the four proposed buildings is 135,000, 35,000, 10,000 and 3,000 for an overall total of 183,000 square feet. Mr. Camarda stated that without one of the proposed (anchor) stores being anywhere between 90,000 and 160,000 square feet, the project will not be successful. Boardmember Armstrong asked Mr. Camarda what would be the conceivable maximum permissible square footage for this site and commented that there should be breaks in the facades and ornamentation on the largest building to not allow it to look like a “big box”. Boardmember LaPerch asked how many traffic lights are being proposed. There is one on Route 6 at its intersection with Route 121 as well as one off the entrance to the project. This item has been placed on the agenda for April 24 to ascertain if previously submitted drawings meet preliminary site plan regulations.

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

At this point, there was a discussion regarding the possible submission of a letter from the Planning Board to the New York City Department of Environmental Protection regarding the Wastewater Treatment Plant upgrade of Hunter’s Glen Condominiums and expansion/tie-in to the Twin Brook Manor Condominium Complex. The letter, in draft form, was reviewed by all Boardmembers and a copy was given to the Town Attorney. It was the consensus of the Board that if the Town Attorney said it was okay to send the letter, then it would be.

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

**April 24, 2006
L.F.**