

**TOWN OF SOUTHEAST  
PLANNING BOARD / ARB MINUTES  
February 22, 2021**

Present: Chairman Thomas LaPerch; Vice Chairman David Rush; Boardmembers Eric Cyprus; Mike Hecht; Jim King and Lynne Eckardt; Town Planner Ashley Ley; Town Attorney Willis Stephens; Secretary Victoria Desidero

**Pledge of Allegiance**

**Introduction**

Chairman LaPerch opened the meeting with the Pledge of Allegiance, a roll call vote (results above) and introduced the agenda items.

**PUBLIC HEARINGS:**

- 1. ACE ENDICO EXPANSION, 71-81, 91 & 80 International Blvd., Tax Map IDs 45.-1-31.2, 31.1 & 29** – This was a continued Public Hearing to Review an Application for Site Plan, Subdivision, Wetland Permit and Conditional Use Permit. Tim Allen and Rick Lamontagne of Bibbo Associates, Michael Endico and Harold Lepler appeared before the Board. The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

**Chairman LaPerch:** Who do we have here tonight with Ace Endico please? (Pause.) I think we're still at... Victoria, I still think... I think we're still... with some of the people still think we're 7:30 p.m.

**Town Planner Ashley Ley:** I have their traffic consultant and (inaudible.)

**Michael Galante:** Yeah. We're here. Yeah.

**Chairman LaPerch:** OK.

**Secretary Desidero:** They're here.

**Mr. Galante:** And Tim Allen's here.

**Chairman LaPerch:** OK. Good. Then we're going. All right. Tim, are you going to lead the discussions here? The last time we left you we had some open discussions. Can you, kind of, close the loop for us please?

**Tim Allen:** Yes, sir. We... basically all the (inaudible.)

**Chairman LaPerch:** It went... we didn't hear you, buddy. We can't hear you.

**Mr. Allen:** You can't hear us?

**Chairman LaPerch:** No. Now we can. Thank you.

**Mr. Allen:** OK. Most of the engineering items were wrapped up at the... the last meeting and Michael Galante had worked with the... diligently with the Department of Transportation with your help to wrap up some of the Department of Transportation questions that you had had. So, basically, I believe we're at a point now where we can move forward with the... with the project.

**Chairman LaPerch:** OK. This is a Public Hearing. So, can you just put the map up again for us just in case somebody's on the Public Hearing tonight that hasn't... that wasn't here last week?

**Mr. Allen:** Rick, can you put that up?

**Ms. Desidero:** So, I made him a co-host. Sometimes it just takes a second. (Pause.)

**Mr. Allen:** We've got the map up. As we discussed at the last meeting, we've got a 17,000 sq. ft. of new building going up adjacent to the Ace Endico building as it is now, a proposed parking garage. In lieu of developing the property below International Boulevard, all the... the... basically that square footage is put into the new building. We're relocating International Boulevard to accommodate this and also landscaping and all parking are included meaning all the (inaudible) we have today. Basically, it's a... it's a net zero impervious surface plan taking out the former buildings that were on the lower side of International Boulevard.

**Chairman LaPerch:** OK. All right. So, it's really a swap of square footages into one building.

**Mr. Allen:** Exactly.

**Chairman LaPerch:** OK. All right. This is a Public Hearing. So, we're all set with my Board. Lynne, any other questions from the last time that you'd like to ask them?

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**Boardmember Eckardt:** I just was curious. I'm sure the whole Board, obviously, the whole Board got the traffic questions from the Department of Transportation, which were really very all encompassing, I thought. Did you....

**Chairman LaPerch:** Yes. Yes. That's a great point. I had the opportunity to work with Mike and Ashley on Thursday... actually Friday to speak to the head of the Department of Transportation of the region about their... our concerns in the letter. Mike, you want to fill in the Board about our discussions please?

**Mr. Galante:** Yes, if I may. Mike... Michael Galante, Hardesty & Hanover. We had discussions last week and the week before with the Department of Transportation regarding this application and I remind everyone and, you well know, this is approved... this was approved many years ago. We're just simply moving the building; same square footage. Department of Transportation asked for updated accident data, which was provided to Ashley's (Ley's) office actually. They asked for the capacity analyses that we prepared that was included in the report as a hard copy. We gave them the electronic models so they can review it in detail if they like and they asked us about site traffic generation as it compares to ITE trip generation rates and when we did that and provided it to the Department of Transportation last week, they acknowledged that what we used in our traffic report was much higher than what ITE said it would be so we were very conservative. Based on all of that and each item they asked for, which was provided, they basically came back in today's letter and gave us conditional approval and made a comment that we would be responsible for a modem at the intersection of Route 312 and International Boulevard. Although I think it's already approved for that intersection, but we're ready and willing to pay for it through Department of Transportation and have it installed. But as far as their review, you know, it's a low volume increase in traffic. It's really traffic that was approved many years ago on... on these sites actually, across the street from the site itself. So, it wasn't really new traffic, but it was a... a redistribution of traffic that was already included in the analyses. So, I think the State acknowledged that and realized that any improvements that were required a while ago were implemented by the Terravest development several years ago, that we actually worked on with the developer, the developer of the entire property around this site itself.

**Chairman LaPerch:** Lynne, I've been... I was part of those conversations with Ashley and I agree with everything he said. That they were... they forgot that this was an approved project and they apologized for the... for not understanding that. So, they scrambled to get us a letter tonight, which I believe Ashley got out to us to kind of let them know that they had no problems... let us know they didn't have any problems with it.

**Boardmember Eckardt:** OK, and... and I know you guys were first in, so to speak, but does the Department of Transportation... Do they... does this all fall into Commercial Campus if that is approved? In other words, that would change things, but because you were in first, so to speak, does that affect you or not at all?

**Mr. Galante:** No. Well, if I may? You know, our analysis that we did recently and submitted to both the Town and Department of Transportation included the other developments updated to the more recent volumes. So, we're analyzing really a current condition for the next couple of years as opposed to what we did several years ago. So, we're up to date as far as our analyses and our impacts and the analysis of Route 312 in general, as the Town asked for and the State asked for were reviewed, so we're up to date in regards to other developments.

**Boardmember Eckardt:** OK. That's very helpful. OK. I think... I mean, those were my main questions. Also, you didn't mention, I don't think, accident analysis, so that's all answered too?

**Mr. Galante:** Yes.

**Chairman LaPerch:** That was submitted.

**Mr. Galante:** That was provided through Ashley's office. Yes.

**Boardmember Eckardt:** OK. Thank you very much.

**Chairman LaPerch:** Good questions. Thank you. Mr. King?

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**Boardmember King:** Yeah. I just have a curiosity question. What is the timeframe to redirect the Independence Boulevard road? Like how long would that... how long does it... does that take? I guess traffic is pretty easy because you can re-route it around, but...

**Mr. Galante:** Yeah. I'll let Tim respond to that one.

**Mr. Allen:** From a phasing standpoint, we're going to leave International Boulevard where it is now and start building that road as a... as a phase one construction. Meaning that we're not going to... we're not going to take International Boulevard as it is today and take it offline. So, in terms of building that road, it'll probably take a couple of months, but the road will be built and then the old International Boulevard will be abandoned as we build into the property, meaning the building and the new parking facilities. So, basically, International Boulevard should be... remain partially or mostly open throughout the process.

**Boardmember King:** Gotcha. Thank you. No further questions.

**Chairman LaPerch:** Thank you. Thank you for your question. Mr. Hecht, any questions?

**Boardmember Hecht:** Yeah, just a quick question. In terms of fire suppression, does it... does the expansion require you to do anything different to meet the needs of the new space?

**Chairman LaPerch:** I... I... Tim?

**Mr. Allen:** I didn't... I didn't hear... I'm sorry. I didn't hear the question.

**Boardmember Hecht:** Just a fire suppression question, I guess. Because of the expansion, are you going to need to do anything to upgrade the fire suppression system or do you have enough capacity to accommodate the new space?

**Harold Lepler:** That was... Harold Lepler... that was upgraded in the last year and a half.

**Boardmember Hecht:** OK.

**Mr. Lepler:** To take in the full development.

**Boardmember Hecht:** OK. So, you'll be okay?

**Mr. Lepler:** We're OK.

**Boardmember Hecht:** OK. Thanks.

**Chairman LaPerch:** Good question, Mike. Thank you. Mr. Cyprus?

**Boardmember Cyprus:** I guess more curiosity. What's the modem referred to in the Department of Transportation letter? What is... what is that for or about?

**Mr. Galante:** Mike Galante again. That's basically equipment installed to the traffic controller that controls the traffic phase... traffic signals' phasing of that intersection and it would be... give the State an opportunity to remotely control or modify the timing by not going out in the field but remotely controlling it from Poughkeepsie or wherever the equipment may be tied to through the computer system.

**Boardmember Cyprus:** Excellent. So, it is a modem like I... like I know of just for a light. Yeah. Thank you.

**Mr. Galante:** It's a modem for several intersections, not just one.

**Boardmember Cyprus:** Great. Thank you. No, nothing else, Tom.

**Chairman LaPerch:** All right. Thank you. Mr. Rush, how are you doing?

**Boardmember Cyprus:** No questions.

**Chairman LaPerch:** All right. Thank you. All right. This is a Public Hearing. So, at this point, if we open it up to the public, I would appreciate you stating your name for the record and your address so we can get it on there, and if we can open up the screen to see who's here, I'd appreciate it. So, I can see if I can identify any questions here. Victoria or Ashley, can we get back to the main screen?

**Ms. Desidero:** (Inaudible.)

**Chairman LaPerch:** There we go. OK. Once again, we have a chat room that you can kind of notify us with if you like with a question if you have a question. If not, raise your hand and we'll acknowledge you that way also. Victoria, you see anybody? Ashley?

**Ms. Ley:** I don't see anyone.

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**Ms. Desidero:** I don't.

**Chairman LaPerch:** OK. I don't see anybody in the chat room either. So, at this point, I'm good. There's no other questions. Let's... I'd like to make a motion to close to night's Public Hearing. The motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed all in favor. The motion to Adopt a Negative Declaration under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember King and passed by a roll call vote of 6 to 0 with 1 vacancy. The motion to refer Ace Endico to the Town Board for the Relocation of International Boulevard was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 6 to 0 with 1 vacancy.

**Chairman LaPerch:** Next steps for this applicant? Besides... do we have to wait for the motion for the relocation from the Town Board to come back to us?

**Ms. Ley:** Yes. They... they should complete that before coming back for Final Site Plan.

**Chairman LaPerch:** All right. Mr. Allen, you've got to get on the Town Board. Victoria, you can help him with that?

**Ms. Desidero:** Yes, sir.

**Chairman LaPerch:** All right. Thank you, guys. Good night.

**Mr. Galante:** Thank you. Appreciate it.

**Michael Endico:** Thank you very much.

**Chairman LaPerch:** Good stuff. Thank you.

**REGULAR SESSION:**

1. **COMMERCIAL CAMPUS AT FIELDS CORNER, 51 Pugsley Road** – This was on the agenda for Continued Consideration of Approval of Preliminary Plat for the Major Subdivision; and Consideration of the Resolution of Approval for Site Plan, Wetland Permit & Architecture. Dan Richmond and Kate Roberts of Zarin & Steinmetz; Rich Pearson and Kevin Masciovecchio of JMC Engineering; Chuck Dietz of the Dietz Partnership; Harvey Schulweis and Peter Gilpatrick appeared before the Board. The transcript of this portion of the meeting follows as **ATTACHMENT A.**
  
2. **LAKEVIEW PLAZA PLAYGROUND, 1505 -1515 Route 22, Tax Map ID 46.-1-1.-1** – This was a Review of an Application for Final Approval of Site Plan Amendment. Rob Aiello and Juan Yepes of JMC Engineering, Alan Albrecht and Monica Roth of Urstadt Biddle, and Chris Raffaelli of Studio Architecture appeared before the Board. Chairman LaPerch said who is presenting tonight? Mr. Aiello introduced himself and the members of the team on the call. He gave the Board an overview of what has changed since the last presentation including the addition of a narrative from WESTCOP identifying how the pick-up and drop off operations will work; modifications to the addition of the drop off lane; extension of the fencing from only around the playground to across the access isle into the maintenance area and mechanical room and all the way across; the extension of the sidewalk. He explained in detail how the children will be protected while outside the building. Chairman LaPerch said I think you did a good job answering my concerns and the concerns Boardmember King had when we were out there. He said I don't think it is perfect at all but it does answer the questions we had on site. He polled the Board for questions. Boardmember Eckardt said I think this is an improvement but when I was studying the plan I saw that there is a door to the sprinkler room, is that correct? Mr. Aiello said yes, that would be this door. Boardmember Eckardt said it seems to go to another office area and not to the sprinkler room. Mr. Albrecht said you have a number of doors back there; you have the sprinkler room door, the mechanical... and then you have the back door to the nail salon that exits out. He said and that was one of the problems we were struggling with with the gate and the fence trapping people against the building when... if there is an emergency they would run away from it.

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Boardmember Eckardt said right so the center of that towards the front is the nail salon? Mr. Albrecht explained what each door is for using the plan. They discussed how people can still exit out through the gated area. Boardmember King said I do not love this project but I think they have done a much better job with the parking and the flow of traffic and the gate so no questions. He said I hope that stays in the back and doesn't spill over to people going from the front and the back to drop off kids because I would hate to see that in the front of the building. Chairman LaPerch said that's for sure. Boardmember Cyprus said I share Mr. King's comments: think this is definitely an improvement but yeah I still have some concerns but no questions. Chairman LaPerch said it is not a perfect situation but I think they addressed most of the concerns in my opinion. Boardmember Rush said I also appreciate the site safety: you took some time to figure out the sequencing of how people are moving and that is very important. He said it is definitely an improvement. Chairman LaPerch said I have no further questions here so Ashley (Ley) am I missing anything? Ms. Ley said no, I think you have covered the big issues. Chairman LaPerch said the only other thing to make everyone aware of is when Mr. King and I were out there, we made sure that they added a couple more speed bumps, is that correct? Mr. Aiello said that is correct and showed on the plans where they were added. The motion to Grant Final Site Plan Approval was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 6 to 0 with 1 vacancy.

The motion to approve the Meeting Minutes of February 8, 2021 as written was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

The motion to Close the Meeting was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

**March 3, 2021/VAD/JC**

**THE FULL VIDEO RECORDING OF THIS MEETING IS AVAILABLE AT:**  
<https://www.southeast-ny.gov/337/Planning-Board-Audio-Files>

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**ATTACHMENT A**

PLANNING BOARD  
TOWN OF SOUTHEAST, NEW YORK

-----X  
VIRTUAL BOARD MEETING:  
COMMERCIAL CAMPUS AT FIELDS CORNER  
-----X

February 22, 2021  
Videoconference Hearing  
7:13 p.m.

BEFORE:  
TOM LaPERCH, Chairman  
DAVID RUSH, Vice Chairman  
DANIEL ARMSTRONG, Member (Not present)  
ERIC CYPRUS, Member  
MICHAEL HECHT, Member  
JAMES KING, Member  
LYNNE ECKARDT, Member

PRESENT:  
ASHLEY LEY, Town Planner

FOR THE APPLICANT:  
RICH PEARSON, JMC  
CHUCK DIETZ, Dietz Partnership  
KEVIN MASCIOVECCHIO, JMC  
  
DANIEL M. RICHMOND, ESQ.  
ZARIN & STEINMETZ  
81 Main Street  
White Plains, New York 10601

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2           MR. LaPERCH: Okay. Let's move on to the  
3 regular session.

4           Commercial Campus at Fields Corner. We're  
5 getting close to the finish line here. Mr.  
6 Richmond, are you here with your team tonight,  
7 sir?

8           MR. RICHMOND: Yes, Mr. LaPerch.

9           MR. LaPERCH: Okay. There you go.

10          Okay. Last time we saw you, you had a  
11 couple items you had to clean up. Can you tell  
12 the board what they were, and what you did.

13          MR. KING: I think the only item left for  
14 us to clean up, Mr. Chair, was David Rush  
15 presented two different proposed elevations.  
16 And we understood the board expressed a  
17 preference for a particular one. And Chuck  
18 Dietz, the project's architect, has provided  
19 elevations to your board that reflect the  
20 preferred elevation of your board.

21          MR. LaPERCH: Let's bring it on. This was  
22 a conversation that we had last week with the  
23 help of Mr. Rush, board member, and Ms.  
24 Eckardt, and myself. They were there with your  
25 team members. So let's -- let's pull it up so

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2 we know what we accomplished. Can you walk us  
3 through it, Mr. Dietz.

4 MR. DIETZ: Yes. Good evening, Mr.  
5 Chairman and ladies and gentlemen of the board.  
6 As we just discussed with Mr. Richmond, there  
7 was some conversations to review/re-look at the  
8 elevations that we presented previously. And  
9 with the help of Mr. Rush and several  
10 conversations with him and sharing our drawings  
11 with him, this is what we've come up with. I  
12 believe everybody is in approval with the three  
13 colors that we are presenting. And basically,  
14 what happened is we now have the lightest gray  
15 color at the top of the building, and extending  
16 down over the entrances. But then they would  
17 be straight across for facade for the full  
18 length. The top color or previous top color is  
19 now the middle band, which you see is two  
20 squares high. And then the bottom remains the  
21 same with the darker color. So I believe our  
22 team and myself are very happy. It's a very  
23 clean, very simple design. I think it goes  
24 very well. It will blend in nicely with the  
25 water around it. And based on the colors, I

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2 think it will really blend in nicely with the  
3 surrounding site and work wonderfully with the  
4 -- with the project.

5 MR. LaPERCH: Yeah. I think it came out  
6 really good, myself, personally.

7 Okay. Mr. Richard, is there any other  
8 outstanding items you're aware of other than  
9 this last item, the architectural; correct?

10 MR. RICHMOND: Correct.

11 MR. LaPERCH: Okay. So let's -- let's go  
12 around the board here one last time before I  
13 have two action items here tonight to vote on.

14 Lynne, besides the -- your thoughts on the  
15 rendering, please, and any other final thoughts  
16 on the project, please.

17 MS. ECKARDT: I like the rendering as much  
18 as I could; it's such a large building. So  
19 thank you to David Rush, who really worked so  
20 hard on this. And -- and thank you to the  
21 applicants for listening. I -- I really do  
22 appreciate it. Also, one quick thing, John, on  
23 the -- and I'm sorry, I didn't get to this  
24 sooner on the resolution. On page 10 or item 9  
25 about the water tank, it says the planting

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2 should include, it just says evergreens, but it  
3 does include some which the applicant and I  
4 discussed and they redo some of the deciduous  
5 shrubs. I think it was viburnums. So that's a  
6 really minor point, but I just wanted to bring  
7 that up because --

8 MR. LaPERCH: (Indiscernible.)

9 MS. ECKARDT: The water tank was  
10 mentioned.

11 But other than that, you know, I thank  
12 them for their help with the landscaping and --  
13 and with the architectural renderings.

14 MR. LaPERCH: Thanks for your input on  
15 that too. That was -- that was good stuff. I  
16 appreciate the participation.

17 Okay. Mr. King, any comments regarding  
18 the rendering and any final comments regarding  
19 the project as a whole, please.

20 MR. KING: I like the way it looks so much  
21 better than when it had the hieroglyphics on  
22 it. I think it came out great.

23 MR. LaPERCH: Good stuff.

24 All right. Okay. Mr. Hecht, your  
25 comments, please.

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2           MR. HECHT: No new questions or comments.

3           MR. LaPERCH: Thank you, sir. Okay. Mr.  
4 Cyprus.

5           MR CYPRUS: I too like the cleaner look,  
6 and no other comments.

7           MR. LaPERCH: All right. Well, thank you.

8           Well, Mr. Rush, we want to thank you first  
9 of all. And any final comments? I'm not going  
10 to tweak you for your own plan.

11          MR RUSH: I just wanted, you know, to  
12 apologize to my fellow board members for not  
13 being able to include you in this process. But  
14 also thank you for supporting with, you know,  
15 we kind of came up with. I think that it's a  
16 -- a simplified version. I have one thought  
17 only because, Lynne, you just mentioned it.  
18 What color is the water tank?

19          MR. RICHMOND: That's going to be green,  
20 forest green.

21          MR RUSH: Okay. So we're back -- we're  
22 back to the same forest green that we didn't  
23 like in the very beginning? And is that going  
24 to be really make sense now with the new color  
25 of the building?

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2           MR. RICHMOND: Well, we can work with  
3 either -- before the building permit process,  
4 there is a few specific colors that the  
5 manufacturer can -- can provide as far as the  
6 color scheme options. So we think it blends in  
7 at the location it is. So it's about 30 feet  
8 high for the tank.

9           MR RUSH: Okay.

10          MR. RICHMOND: And it's going to have  
11 evergreen trees. And as Lynne mentioned, not  
12 only the viburnums but the witch hazel shrubs  
13 around there as well.

14          MR RUSH: So I -- I never -- and this is  
15 another new thing. Ashley, I don't know if  
16 we've ever had a water tank other than the one  
17 that was at Fortune Ridge.

18          MS. LEY: And it was hot green.

19          MR RUSH: That was really bad.

20          MS. LEY: The resolution right now  
21 specifically refers to the water tank being  
22 dark green. But what we can do is amend that  
23 to say it shall be dark green or gray to match  
24 the building.

25          MR. RICHMOND: Okay. That will work.

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2           Okay. Thanks, Kevin.

3           MR RUSH: None of those colors are what we  
4           ended up with before. But yeah, I -- I just  
5           don't know if we should probably just make it a  
6           check point on all applications to look at the  
7           color of the tank. Because even with --

8           MR. RICHMOND: Right.

9           MR RUSH: Even --

10          MS. LEY: The ARB definitely did that  
11          after --

12          MR. RICHMOND: Right. So Kevin just  
13          brought up the colors -- what's that?

14          MR. MASCIOVECCHIO: Sorry. Did you want  
15          me to leave that up?

16          MR. RICHMOND: Yeah. If you could just  
17          leave that up, and maybe we could resolve it.

18          MR RUSH: Yeah.

19          MR. RICHMOND: I think we might want to  
20          keep it open, Ashley, the way you mentioned.  
21          But otherwise, those were the colors provided  
22          by the tank suppliers. So the forest green is  
23          in the upper middle one there. So it's --

24          MR RUSH: I would vote for forest green  
25          because we are not in Santa Fe, but I do like

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2 the cactuses.

3 MS. ECKARDT: Yeah. I vote for the forest  
4 green.

5 MR RUSH: I like that blue one, but I  
6 don't like the dead trees in front of it. No.  
7 This better.

8 MS. LEY: Okay. So we will make it forest  
9 green. And --

10 MR RUSH: That comes factory painted. I  
11 guess that's probably fine.

12 MR. RICHMOND: Correct.

13 MR. LaPERCH: So forest green it is.

14 MS. LEY: And to Lynne's point, I'm adding  
15 deciduous trees and shrubs to that. It was  
16 just deciduous shrubs or the trees as well?

17 MR. RICHMOND: It's evergreen trees and  
18 deciduous shrubs.

19 MS. LEY: Okay.

20 MR. LaPERCH: Okay. Mr. Rush, any other  
21 questions or issues, buddy?

22 MR RUSH: No. I think that's it. I -- I  
23 apologize for having to be involved with --

24 MR. LaPERCH: No, you didn't. You brought  
25 value to the table. We truly appreciate it.

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2 Thank you very much.

3 So listen, there's no other comments from  
4 my side here. I just want to kind of have a  
5 little speech to say I want to, first of all,  
6 thank my board members for hanging in there. I  
7 looked up the -- the start date here a little  
8 while ago. The first submission was back in  
9 November of '17. So it's a very long process.  
10 They hung in there. And what I want to  
11 complement the applicant on is I thank you for  
12 listening to not only the board, but the  
13 community as a whole. It's a very big project.  
14 You -- you can't please everybody, but I  
15 thought you did a very good job trying to help  
16 and listen to everybody. And you took the  
17 input and you did the best you can. And you  
18 can't please everybody, but at the end of the  
19 day, I think from a legacy standpoint or my  
20 board's legacy standpoint, we did a hell of a  
21 job. We really did a hell of a job. And I  
22 think we are putting together a pretty nice  
23 piece of property. It's going to look good.  
24 It's going to generate some nice tax dollars  
25 for us. And hopefully, everybody will come to

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2 a -- you know, think that we did a good job for  
3 the town. It's been three long years, and it's  
4 a lot of meetings, a lot of stress, a lot of  
5 letters, and a lot of, you know, time by all  
6 the board members. So I just want to thank the  
7 applicant for a job well done, in my opinion  
8 anyway, listening to the community the best  
9 they can. Hopefully, they will agree with  
10 this. So the first action item I have here is  
11 I'd like to make a motion to grant final  
12 approval for site plan wetland permit and  
13 architecture for the Commercial Campus at  
14 Fields Corner. I will make that motion. Do I  
15 have a second.

16 MR RUSH: I'll second.

17 MR. LaPERCH: Second by Mr. Rush.

18 This is a roll call vote.

19 Ms. Eckardt, how do you vote?

20 MS. ECKARDT: No.

21 MR. LaPERCH: Mr. King.

22 MR. KING: Yes.

23 MR. LaPERCH: Mr. Hecht.

24 MR. HECHT: No.

25 MR. LaPERCH: Mr. Cyprus.

1 COMMERCIAL CAMPUS AT FIELDS CORNER

2 MR CYPRUS: Yes.

3 MR. LaPERCH: Mr. Rush.

4 MR RUSH: Yes.

5 MR. LaPERCH: Mr. LaPerch votes yes.

6 So it passes four to two. I got my math  
7 down this week. Okay. I practiced.

8 Second motion. I'd like to motion -- make  
9 a motion to grant final conditional subdivision  
10 approval for a major subdivision Campus at  
11 Fields Corner. I will make that motion. Do I  
12 have a second, please.

13 MR CYPRUS: Second.

14 MR. LaPERCH: Second by Mr. Cyprus.

15 This is a roll call vote. Ms. Eckardt,  
16 how do you vote?

17 MS. ECKARDT: No.

18 MR. LaPERCH: Mr. King.

19 MR. KING: Yes.

20 MR. LaPERCH: Mr. Hecht.

21 MR. HECHT: No.

22 MR. LaPERCH: Mr. Cyprus.

23 MR CYPRUS: Yes.

24 MR. LaPERCH: Mr. Rush.

25 MR RUSH: Yes.

1                   COMMERCIAL CAMPUS AT FIELDS CORNER

2                   MR. LaPERCH: Mr. LaPerch votes yes. So  
3 motion passes four to two.

4                   Mr. Richmond, any final comments? We  
5 won't be seeing you for a while, huh?

6                   MR. RICHMOND: Thank you.

7                   I would like to reiterate what you said,  
8 Tom. It has been a long review. And we  
9 appreciate working with all the board members  
10 and your staff. Just, you know, again, like --  
11 I extend my appreciation to all of you and to  
12 all the planning board members who worked hard  
13 on this project who can't be here. Mr.  
14 Armstrong, Mr. Gress [ph.] And all of you had a  
15 valuable input, and we think this is going to  
16 be a great project.

17                   MR. LaPERCH: Well, thank you. Make us  
18 look good. All right.

19                   MR. RICHMOND: Will do.

20                   MR. LaPERCH: Build the right building and  
21 make us look good. Rich, be well. All the  
22 guys on the board, thank you. Well done.

23                   MR. STEPHENS: Mr. Chairman, Mr. Chairman,  
24 can I make one comment.

25                   MR. LaPERCH: Yes.

1           COMMERCIAL CAMPUS AT FIELDS CORNER

2           MR. STEPHENS: I -- I have the greatest  
3           respect for -- for Mr. Richmond and his team.  
4           Mr. -- all the -- all the people from Putnam  
5           Seaberry. But when I started working for the  
6           town in 1989, this was the first project before  
7           the planning board. And it's been through many  
8           permutations and many manipulations for all  
9           those years. 1989. So they -- they deserve a  
10          round of applause.

11          MR. LaPERCH: And I will agree with that.  
12          And Will, you haven't changed a bit either.

13          MR. STEPHENS: Well, I had white hair back  
14          then.

15          SPEAKER: I was there too.

16          MR. STEPHENS: Harvey, I -- I -- I  
17          remember vividly. Believe me. I've never  
18          really -- I've never really seen what a OP3  
19          project was going to be. And --

20          SPEAKER: You, guys, have been great. We  
21          really appreciate it.

22          MR. LaPERCH: Well, make us look good,  
23          Harvey, and congratulations.

24          MR. RICHMOND: Thank you very much.

25          MR. LaPERCH: All right. Guys, we got

1                   COMMERCIAL CAMPUS AT FIELDS CORNER

2                   other business here now. Let's move on. Let's  
3                   go.

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7                   (Time noted: 7:25 p.m.)  
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I, Douglas F. Colavito, a Certified Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

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DOUGLAS F. COLAVITO