

**TOWN OF SOUTHEAST
PLANNING BOARD / ARB MINUTES
March 8, 2021**

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

REGULAR SESSION:

1. **PROCLAMATION FOR DAN ARMSTRONG** – Long-time Planning Board Member Dan Armstrong announced his retirement from the Board a few weeks prior to the meeting. Chairman LaPerch thanked Mr. Armstrong for his many years of service and talked about some of their experiences together on the Board. He then read a Proclamation that was read at a Town Board meeting on February 18, 2021 to Mr. Armstrong and members of his family on the call. Mr. Armstrong thanked everyone and talked about his experiences in Planning over the years. Chairman LaPerch polled the Board and each member talked about Mr. Armstrong and thanked him for his service.

2. **LAKEVIEW PLAZA FACADE, 1505 -1515 Route 22, Tax Map ID 46.-1-1.-1** – This was a Continued Architectural Review of an Application for Changes to a Commercial Building. Willing Biddle and Monica Roth of Urstadt Biddle, and Gary Snyder of Studio 5 Architecture appeared before the Board. Chairman LaPerch thanked Boardmembers Eckardt and Rush for working with the applicant offline to bring this application along to its present form. He asked who is presenting tonight? Mr. Snyder shared his screen and described the changes that were made since the last time they were before the Board. He showed the latest revisions and the Rev. 2 drawing to help the Board visualize the changes saying the major change in the final revision was to the columns at Boardmember Rush's suggestion. He talked about the final color choices, the removal of the Pennsylvania hexes and addition of more windows and barn doors to reflect a New York theme. Chairman LaPerch asked Boardmember Rush for his comments. He said I think Gary (Snyder) the changes you made make it better overall and I support the changes. He said I do still have some questions about the height of the weathervane and how it will hold up. Chairman LaPerch said Lynne (Eckardt), your comments? She said I think it is a huge improvement and I thank David (Rush) for his hard work on this. Boardmember Eckardt said I do have one concern and that is about the signage. She said we talked about this but I want to make it clear publicly: my concern is we don't have a master Multi-Tenant Sign Program and what I don't want to see is 'oh we can't do that because we have already put up the façade and it will not accommodate fill-in-the-blank kind of sign.' She said I have big concerns about the cart before the horse and they have known about the Multi-Tenant Sign Program for over a year so those are my concerns... Chairman LaPerch said you are right. Boardmember Eckardt said I want assurances before I even vote on this tonight, if possible, that we are going to get a... Plus Rite Aid has come in with a new sign so it has already begun, she said, and I don't want to hear we can't get tenants if we can't get this sign because it puts the Board under a lot of pressure and I just don't think that is a good way to do business. Chairman LaPerch said no, they definitely owe us, Lynne and you are absolutely right. He said this is a little bit backwards and I got a couple of e-mails this week from Monica (Roth) saying they are pretty close to submitting something so hopefully we will hear what they are working on. Mr. Snyder said Monica is on the call... Boardmember Eckardt said one other thing:

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as far as the weathervane, if it is going to get smaller it is going to be out of scale and that's going to look worse and be more problematic. I would be more inclined to lose it rather than have it out of scale to the building, she said, and I would like to know David's thoughts. Boardmember Rush said I would agree; right now it looks cool but Gary, maybe you want to think about that, if it really has to go smaller maybe it is not worth it. Mr. Snyder said I would agree with that and we haven't actually sourced it yet. Chairman LaPerch polled the rest of the Board and the comments were all positive. Chairman LaPerch asked Ms. Roth about the status of the sign program. She said we do have a plan drafted up and we did submit it for an initial review. He said who did you submit it to? Ms. Roth said I sent it to (Secretary) Victoria (Desidero) and I believe Ashley (Ley) is taking a look at it. Chairman LaPerch asked Ashley about her concerns. Ms. Ley said I provided some initial feedback and an example of another plaza plan. They discussed the sample and what the next steps are. Chairman LaPerch tried to get a timeframe on the signage prior to calling for a vote on the façade. Ms. Roth and Ms. Ley discussed in detail what still needs to be done to make the sign program approvable. Mr. Snyder assured the Board the façade can handle anything in the sign package today. Boardmember Rush asked if there could be a conditional approval. Chairman LaPerch said yes, I just need to understand where we are in the feedback process. He asked the applicant to work with the Planning Board to get this done and Ms. Roth said of course. Boardmember Eckardt asked Ms. Ley to clarify that whatever they propose in the future will work with the façade being approved tonight? Ms. Ley said yes, based on the sign package I have seen thus far, it will and she explained why. Boardmember Eckardt said I am just not really comfortable with this. The motion to Grant Architectural Approval with the condition that no signage is included was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 1 with 1 absent and 1 vacancy. Boardmember Eckardt voted no.

The motion to approve the Meeting Minutes of February 22, 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 15, 2021/VAD

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