

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

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

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. ACULED, LLC, 1535 Route 22, Tax Map ID 46.-1-2 – This was a Review of an Application for Final Site Plan Approval. Peder Scott of PW Scott Engineering appeared before the Board. Chairman LaPerch welcomed Mr. Scott. Mr. Scott said the site plan was approved and the work completed; there is an apartment on the second floor of an existing building and the client elected to move a staircase from the north side to the south side of the building. He said there is no impact to the site plan at all; it is purely architectural relocation of an exterior stairwell. Chairman LaPerch said I have no questions and polled the Board. Boardmember Eckardt asked if the work is already done. Mr. Scott said no, he didn't proceed. There were no other questions. 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.

2. WELLINGTON DEVELOPMENT II, 400-408 Route 22, Tax Map ID 78.-1-16 – This was a continued Architectural Review of a Site Plan. Doug Hahn of Hahn Engineering and Owner John Mallon appeared before the Board. Chairman LaPerch said give me an update here. Mr. Hahn said I believe everything was approved at the Planning Board and we went to the ARB (Architectural Review Board) and they wanted to see pictures so we submitted a bunch of pictures. That is where we are at. He asked if he should recap from the beginning and the Chairman said yes, we know there was a violation. He said I think why there is no action tonight is because there was an ARB discussion that was never completed, correct Ashley (Ley)? Town Planner Ashley Ley said the Planning Board issued a Negative Declaration and referred this application to the ARB back in April of 2020. They went to one meeting at the ARB, she said, and the ARB was concerned about the gate being left open and the potential visibility of the storage areas through the open gates and they asked for some additional screening at that time. She said but the applicant never came back with any revisions since that meeting. Since that date the ARB was integrated into the Planning Board, she said, so now they're here to resolve the ARB issues before they proceed to final site plan review. Chairman LaPerch asked Mr. Hahn if he was aware of that. He said yes, what happened was the tenant damaged the gate and so the owner was waiting for him to repair it and then the whole Covid thing and we dropped the ball. Chairman LaPerch said what do we need to do to get them back on track, Ashley? Ms. Ley said they are here with the photos the ARB had requested which Doug (Hahn) would be able to walk us through. Sharing the photos on the screen Mr. Hahn and the Chairman discussed the gate and what it looks like when it is open. Ms. Ley explained what the ARB was asking the applicant to do to better screen the storage behind the gates. Mr. Hahn showed the landscaping plan for the site and they discussed the options for screening. Ms. Ley said the previous gate matched the fence material but the new gate does not? Mr. Mallon said Trex does not offer that fence material anymore. Ms. Ley said and now there is a sign on the fence and I don't think the sign has a permit. Mr. Mallon said the sign can be changed and they discussed what would be required to have it approved. Chairman LaPerch said I am a little confused about adding plantings to block the view. He asked if the ARB had any other landscaping issues. Mr. Hahn said not that I am aware of. Chairman LaPerch said I was concerned about the view from that northern section there... Mr. Mallon said we put a fence there. Chairman LaPerch polled

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the Board. Boardmember Eckardt said I drive by there a lot and understood the questions raised by the ARB about the visibility when the gates are open. She said I want to go back to the gates and I understand you can't exactly match the gates but isn't there anything that would look better than this? She said because the building is really quite nice and so is the area there. Boardmember Eckardt said the landscaping is just gray Dogwood and I would like to see that supplemented with other wetland plants like Clethra and Ilex verticillate. She talked about the number of plants and trying not to have a mono-culture. Boardmember Eckardt said I was going to bring up the sign on the gate but Ashley (Ley) did that. She said one last question: do people who work there park on the DEP (Department of Environmental Protection) property across the road? Mr. Mallon said no, not to our knowledge. She said I have gotten complaints about that so I don't know whose cars those are. She offered to send some pictures to Mr. Mallon who said he would look at them. Mr. Mallon said we could use some vertical cedar covering the fence if that would work for everybody? The Board discussed how this would look. Boardmember Rush asked if the gate slides in and if applying planks will be a problem. Mr. Mallon said he thinks there is a way he can do it. Boardmember Rush said I think having it all black would be aesthetically pleasing to most people and it is just the sign that needs to be removed. They talked about why the gate was replaced and how long the gate is. Boardmember King said if we are here to talk about the fencing, I agree with David (Rush) and think an all-black fence would look so much better. He said I wish I could have known what the ARB members were thinking last time. He said otherwise it is a pretty good-looking building. Boardmember Hecht said I agree with that. Boardmember Cyprus said I am OK with the black fence and just getting rid of the sign. He said I have a couple of questions; the fence, looking at the ARB minutes they were talking about extending the fence and I don't understand how we extended the fence if you can't get that Trex anymore. Mr. Mallon said I didn't extend Trex fence; I extended a black chain link like what's on the drawing. They talked about the modifications that were made to the fencing as shown on the plans. Boardmember Cyprus said also in the ARB minutes, there were a lot of comments about delineating outside storage and it seemed like most of the feedback was that you couldn't? So, Ashley, is that acceptable that outside storage is wherever, he asked? Ms. Ley said it would have to be within the fenced area and there has to be a cap: it can't be more than X number of square feet as per the Zoning. Mr. Hahn said I believe most of their storage is over here and it is all temporary because it is used for projects. Chairman LaPerch said yes, but we have a rule that it's got to be a demarcated area so we know exactly where the storage area is. Ms. Ley said have you calculated the gravel area between the building and the fence to the north and the trees to the... Mr. Hahn said this area here? They talked about calculating that and then making sure it is within in the allowable percentage. Chairman LaPerch asked about the concrete pads and if they are the demarcation they use? Mr. Hahn and Mr. Mallon said yes, it is delineated on those. Boardmember Eckardt said so nothing is dumped anywhere else; just on the concrete pads? Mr. Mallon said yes, they are a very good, clean, organized tenant. Ms. Ley said if they are off the concrete pads then you need to calculate that as part of the outside storage. Chairman LaPerch said so get back to us on this. There is no action tonight, he said, so get us a calculation and make sure that you are within that range. Mr. Hahn asked Ms. Ley if he can send it to her to check and she said yes. Chairman LaPerch recapped all the issues discussed and the Board discussed the ARB's request for some kind of landscaping inside the fences again. Ms. Ley showed on the screen what the ARB was asking for and Mr. Hahn said that is where the employees park. Boardmember Cyprus asked about a trailer he saw in one of the photos and said if you could keep that area clean, it would be helpful. Mr. Mallon said that is the gate before we put it up. Chairman LaPerch said OK, so we will see you next time with the changes we discussed to the fence, the plantings, removal of the sign and the calculation of outside storage. Ms. Desidero said if the applicant is coming back with what the Board wants, they can also apply for Final Approval at the same time so they don't have to come back again.

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

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

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