

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
July 13, 2020**

Present: Chairman Thomas LaPerch; Vice Chairman David Rush; Boardmembers Eric Cyprus and Lynne Eckardt; Town Planner Ashley Ley; Assistant Secretary JoAnne Ciralli; Absent & Excused: Boardmembers Dan Armstrong (part of meeting), Jim King and Michael Hecht; Town Attorney Willis Stephens; Secretary Victoria Desidero

**Chairman LaPerch:** Good evening everyone. Thank you for your patience. We had some technical difficulties, myself included, so we are just running four minutes late, which to me is a long time. But it's fine. We are going to start with a roll call vote. (Roll call taken; results above.) Hopefully we will be doing this live next meeting. So, we do have a quorum and hopefully Mr. Hecht and Mr. Armstrong will be joining us shortly. We have one Public Hearing tonight: its ALFACOR located at 291 Deans Corner Road. We have three regular session items: FWL Group, followed by AT&T, then we have Southeast Parking.

**PUBLIC HEARINGS:**

1. **ALFACOR, LLC, 291 Deans Corner Road, Tax Map ID 78.-2-25** – Public Hearing to Review an Application for Site Plan and Conditional Use Permit.

Nick Gaboury of Bibbo Associates appeared before the Board.

The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

**Chairman LaPerch:** Who do we have representing the ALFACOR group tonight?

**Mr. Gaboury:** We have Nicholas Gaboury from Bibbo Associates.

**Chairman LaPerch:** Nick, remember this is a Public Hearing so this is about the public so can you do us a favor and give us an overview of your project, please?

**Mr. Gaboury:** Sure. I'll give a quick overview of the ALFACOR project. This is a commercial project located at 291 Deans Corner Road in the Town of Southeast. It's located in the OP-1 Zoning District, Office Park District. The proposed use is a mix of warehouse and some office space, which is included in two on-site proposed buildings. The property is on the west side of Deans Corner Road but it is actually accessed through the existing common driveway that is connected to 14 Fields Lane, which is also owned by the applicant. So the plan is to extend the existing common driveway into the Deans Corner property. There will be a large paved pad for loading and unloading large trucks; there's on-site parking provided for employees and we have designed the stormwater mitigation to treat the new impervious surfaces that are proposed for the project. There is a system of stormwater that is currently being reviewed and approved by DEP (Department of Environmental Protection) as well as the Town Engineer. We have in the last Town Engineer's memo received a couple of minor comments regarding the stormwater SWPPP. Our plan is to adapt those into the final version of the SWPPP and get the final approval with DEP and the Town Engineer. The property will be served by a proposed on-site well and a proposed sub-surface sewage disposal area, both partially designed and currently being submitted to the Putnam County Health Department for approval. And there is no wetland disturbance located on the site. We were able to avoid the wetlands located on site with the existing common driveway entrance. Total disturbance is just under 10 acres and I believe that covers everything as far as Site Plan layout. The site generally flows towards 684 on the north side of the site from the high point at the driveway entrance and we've recently met with the New York State DOT (Department of Transportation) and AKRF (Town Planner) traffic team with the Town Planner to review the final last few comments of the traffic and I believe those comments have now been addressed and satisfied after reviewing the recent memo from the Town Planner. And I believe that's where we left off today.

**Chairman LaPerch:** OK. I think everything that you said I agree with. Ashley (Ley), I believe he answered the traffic questions, correct? There were some outstanding traffic... We were... Ashley and I were on the phone with Lee Zimmer from the DOT so we were comfortable with his response and there were other AKRF traffic issues and I believe they addressed those. Ashley?

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**Ms. Ley:** They have all been resolved so our last memo was a detailed summary of all of the outstanding items that have now been resolved.

**Chairman LaPerch:** OK. Well, thank you. I have no further questions. Ms. Eckardt, do you have any questions for the applicant please? I think you are muted.

**Boardmember Eckardt:** Thank you. I'm sorry. It's getting used to this again. My apologies. Question: What is the view from 684 like? This is a Public Hearing. I think it would be good to... Do we have any visuals or how visible is it so that our audience knows if they are here?

**Mr. Gaboury:** Further along in the plan set we do have a cross section which shows the relationship to 684. The building itself is set back from the highway a fair bit. Its at a much higher grade than the highway and there's an existing wooded area that's between the highway and the property line which is to remain through that area. And then we're also providing additional screening in the rear of the building to block any further views. You will see part of the building during the winter months when leaves are off but it is set back far enough from the highway that I do not believe there will be any visual impact on drivers or safety concerns for drivers.

**Boardmember Eckardt:** You said a fair bit which I will take you at your word except for... can you give that to us in feet, roughly? How far from 684?

**Mr. Gaboury:** Sure. Let me just throw a scale on the plan. (Pause.) So the rear of the building that we are showing now on the proposed site plan is approximately 210 ft. from the highway surface from the rear of the building.

**Boardmember Eckardt:** How close to Drewscliff Cemetery is this?

**Mr. Gaboury:** The cemetery is on the north side of the highway. The development is not... Let me pull up the overall map.

**Boardmember Eckardt:** Thank you.

**Mr. Gaboury:** (Pause.) I don't have the cemetery shown on my current site plan so I don't have an exact dimension for that. It is on the north side of the highway so it is on the opposite side of the highway so I don't believe there is any impact to the cemetery itself. It didn't show up on any of the (inaudible) maps when we did our EAF (Environmental Assessment Form) Summary.

**Boardmember Eckardt:** So, when people visit that cemetery, because it is historic, they wouldn't have a view of your... I mean it would be across the highway but there really wouldn't be much of a view then?

**Mr. Gaboury:** At the elevation that that cemetery is at it is even lower than where the highway is at so it would be blocked by the highway and then some trees. You may see a building in the background. It may be possible to see the existing developments on Fields Lane from that cemetery now. I don't have a view from the cemetery itself.

**Boardmember Eckardt:** OK. Because it's a lovely historic cemetery. I don't have further questions but I am a little concerned that you think the view will be minimal. It's a very pretty park near 684 and I know it's a highway but I would be curious to see... I don't know if we can request at this point but any visuals or... I mean the...

**Mr. Gaboury:** I have a rendering from the highway lanes themselves because originally the question was whether there was an impact on the drivers on the highway.

**Boardmember Eckardt:** Right.

**Mr. Gaboury:** So, we had submitted renderings previously from that view.

**Ms. Ley:** Do you remember what date that submission was? I might be able to pull that up.

**Mr. Gaboury:** I don't have the exact date but I can maybe pull it up if I take a look at my screen. (Pause.)

**Ms. Ley:** I think Dan (Armstrong) just re-joined us.

**Chairman LaPerch:** OK.

**Ms. Ley:** Dan, did you just join?

**Mr. Gaboury:** Ashley, our renderings were provided on December 4<sup>th</sup>, 2019 submission.

**Ms. Ley:** Oh. OK. Here we go.

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**Chairman LaPerch:** The cemetery on the southbound side of 684?

**Ms. Ley:** Yes.

**Mr. Gaboury:** Right.

**Ms. Ley:** So, everybody should be able to see the renderings on the screen right now.

**Chairman LaPerch:** Yes. Thank you.

**Mr. Gaboury:** Yeah, the aerial view in the top left corner of that map in the top left corner of the aerial itself is the square that I believe is the cemetery. An opening in the woods.

**Chairman LaPerch:** Right.

**Mr. Gaboury:** And you have a wooded area from there to the highway and you also have a wooded area from the highway to our proposed building, all of which is to remain. At least that's enough woods there to block the view of the proposed building through that area.

**Boardmember Eckardt:** My concern would be... and Tom knows this from other projects, is when a lot more trees come down than we've been led to believe and/or we just didn't under... in my case... Stateline... Recently people got in touch because they were concerned by how many trees were taken down. So, that would be my concern is to make sure the buffer is left there and that it looks to me like it would be for winter substantial evergreen plantings. Other than that, I have nothing else right now, Tom.

**Chairman LaPerch:** So, Lynne, let's stay with that for a second. So, are you asking for some additional plantings?

**Boardmember Eckardt:** Well, I see in the bottom that they did have... they spotted in some...

**Chairman LaPerch:** Yeah, I saw that too. That's my question to you is...

**Boardmember Eckardt:** Yes. Yes.

**Chairman LaPerch:** OK. Nick, do you understand what Lynne is trying to suggest? That maybe we...

**Mr. Gaboury:** We could potentially... We can look into adding additional screening trees along that back driveway. That could help shield that building. Additional evergreen or spruce type of trees that would block during the winter months. I will discuss that with the owner. That's something that we can install.

**Boardmember Eckardt:** Yes, of all people he definitely can. (Laughter)

**Multiple people talking.**

**Mr. Gaboury:** ... pine trees that he has already allotted for this area.

**Boardmember Eckardt:** It would be very helpful I think and I do... would like some assurances that those trees, that forest that's in there remains? I know some will have to come down but it always comes as a complete surprise to us after we OK a project and then suddenly a lot more trees come down than we were led to believe.

**Chairman LaPerch:** No more oppressive cutting, yes.

**Boardmember Eckardt:** So, that's it for me. Thank you.

**Chairman LaPerch:** Well, thank you. OK. Good stuff. Mr. Cyprus... I'm sorry is Mr. Armstrong with us?

**Ms. Ley:** I think he dropped off again.

**Chairman LaPerch:** Oh, OK. Mr. Cyrus, any questions for the applicant please?

**Boardmember Cyprus:** No. I'm good. That's fine, Tom.

**Chairman LaPerch:** Thank you, Sir. OK. Mr. Rush, your thoughts?

**Boardmember Rush:** Similar to Lynne's, I'd love to see a planting that would maybe stagger and maybe feel a little more natural on that bank. It's not enough to just sort of have them lined up so a staggered planting would be my preference under the conditions. I'm not quite clear... I know this has got to go to the ARB. The siding of the building is it block or stucco (inaudible)?

**Mr. Gaboury:** I don't have that personally on hand right now. I believe it's going to be a stucco building. (Inaudible.)

**Boardmember Rush:** OK. I'll... (inaudible) will also lend itself to visibility and I don't know if

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that's been studied. It looks like you have a green roof, not meaning vegetative but like green metal and I saw the wall packs on the back. I think one of the... it looks like they are only at 7 ft. (inaudible).

**Mr. Gaboury:** They're above the doorways yes, approximately 7 ft. (inaudible).

**Boardmember Rush:** They're not way up high on the building. They're all really low.

**Mr. Gaboury:** That's the idea to keep everything low and shielded, downward facing lights on the back so it's not (inaudible).

**Boardmember Rush:** (Inaudible.)

**Ms. Ley:** I'm sorry you broke up there. What did you say?

**Either Boardmember Rush or Mr. Gaboury:** Usually we like to have them lower rather than higher so it illuminates less of the building.

**Ms. Ley:** Yes, (inaudible) after some earlier comments.

**Boardmember Rush:** I wasn't sure why there was a gap in the trees. There is a little bit in the front, a little bit in the back and then nothing in the middle so...

**Ms. Ley:** It looks like there is an infiltrator there.

**Mr. Gaboury:** We do have a stormwater system through that area. We can potentially look into adding some staggered plantings on the uphill side of that (inaudible).

**Boardmember Rush:** OK.

**Mr. Gaboury:** The idea was to shield at the corners for the highway traffic. One facing northbound, one facing southbound.

**Boardmember Rush:** Understood. OK. Thank you.

**Chairman LaPerch:** Thank you, David. One final question for me. Have you checked with the Fire Department regarding the lane around the building? Does that pass muster?

**Mr. Gaboury:** We haven't reached out to them but that will be something that we can work on. Getting the Fire Department to comment on the driveway lane around the building. But we have designed the current plan to have a 40-foot wheelbase tractor trailer go around the back of the building so (inaudible) but a tractor trailer where a smaller one can maneuver around that back so I believe... We'll check the fire trucks as well and we'll coordinate with the Fire Department.

**Chairman LaPerch:** OK. And one final thing, I apologize, Nick. The one final thing: how many spaces do you have there for employees there on the right?

**Mr. Gaboury:** In that one bank we have eight spaces. There's also a line of spaces that is sort of in between the two buildings that could be potentially be shared by both buildings.

**Chairman LaPerch:** Yeah, I don't know what the ratio... our Town ratio is, Ashley, for parking there. You know it's a 90... close to 100,000 sq. ft. between the two of them, right? I mean do they have enough employee parking is my question?

**Mr. Gaboury:** We are currently showing 60 parking spaces on site, which we believe after discussing with the owners enough for the anticipated development. Obviously, the end user is going to be a big component of that.

**Chairman LaPerch:** You are going to meet minimum required for the site plan?

**Ms. Ley:** It's based on employees, I believe.

**Chairman LaPerch:** I thought it was square footage?

**Ms. Ley:** It depends on the use.

**Chairman LaPerch:** So, let's say they get a user that has a lot of employees, do they need to come back to us for more parking?

**Ms. Ley:** That's possible.

**Mr. Gaboury:** I think the idea there was that part... if there was a use that had a lot of employees and maybe less loading then we would convert some of the loading area to parking. And stripe a part of the paved loading area.

**Chairman LaPerch:** Is that a condition of a CO (Certificate of Occupancy)?

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**Ms. Ley:** Any condition of site plan approval when the tenant is unknown... we have a standard clause in the resolution where the tenant needs to be reviewed by the Building Department and potentially referred back to the Planning Board if a change is needed.

**Chairman LaPerch:** OK that covers it. That makes sense.

**Ms. Ley:** There is a very large paved area right in here that could potentially be made into more parking.

**Chairman LaPerch:** OK. Good. That makes sense. Thank you. OK. This is a Public Hearing so JoAnne, if you are with us taking over for Victoria, welcome by the way. Thank you for helping us tonight. This is a Public Hearing so if anyone has a question, please raise your hand and we will acknowledge you or verbally we'll figure it out. So, I will now entertain any public comment regarding this application at this time. (Pause.) Ashley, anybody?

**Ms. Ley:** If you are on the phone, you can press \*9 to raise your hand or otherwise you use the box in the bottom of your screen to raise your hand.

**Assistant Secretary Ciralli:** I don't see anything, Ashley.

**Chairman LaPerch:** You don't see anything JoAnne?

**Ms. Ciralli:** No.

**Chairman LaPerch:** OK. Thank you. I'll hold on another second here. (Pause.) All right. No further questions from the Board?

**Boardmember Eckardt:** Tom, I just want to echo David's comments. It is a huge mass to break up and we do have the ARB so I don't want to step on their toes. But, also, everybody who knows me knows I don't want the police line-up of trees...

**Chairman LaPerch:** I agree with you.

**Boardmember Eckardt:** And I think it might even use some deciduous mixed in so that it is a nice planting that looks like... more like the edge of the woods than we are trying to hide a building. OK?

**Chairman LaPerch:** Absolutely. Good point. Nick, you got that?

**Mr. Gaboury:** Yup. I am taking notes right now. I'm gonna try to update our planting plan to provide more screening and try to give it a natural feel.

**Chairman LaPerch:** Thanks for working with us. Thank you. All right, if there are no further questions, I'm going to make a motion to close tonight's Public Hearing.

The motion to Close the Public Hearing was introduced by Chairman LaPerch seconded by Boardmember Rush and passed all in favor. The motion to Adopt a Negative Declaration under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 4 to 0 with 3 absent. The motion to refer the application to the ARB was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

**Chairman LaPerch:** Nick, you've got some work to do here, right?

**Mr. Gaboury:** Yup. Yes, we are fine with everything and we'll work with the ARB.

**Chairman LaPerch:** Nick, I think what we are saying is get that building screened. All right. Do a good job for us all right?

**Mr. Gaboury:** Gotcha. Will do

**Chairman LaPerch:** OK. Have a good night. Thank you for joining us.

**Mr. Gaboury:** Thank you. Have a good evening everybody.

**REGULAR SESSION:**

- 1. FWL GROUP, LLC, 200 Fields Lane, Tax Map ID 78.-2-2** – Review of Amended Final Plat Resolution.

**Chairman LaPerch:** OK. Let's move onto the Regular Session. The first one up is FWL GROUP, LLC, 200 - 280 Fields Lane. Ashley, they're back.

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**Ms. Ley:** They're back. So, there was a typo in the resolution. This was for subdivision approval where it required Rec (Recreation) Fees but we can't require Rec Fees of commercial properties and, in this case, it's two lots merging into one so there really was no cause for a Rec Fee. So, the motion is to rescind the original resolution and then to approve the new resolution which just eliminates that condition.

**Chairman LaPerch:** Thank you. So, I'll make a motion.

The motion to rescind the original resolution and approve the new corrected resolution for FWL Group, located at 200- 280 Fields Lane was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 4 to 0 with 3 absent.

**2. AT&T, 3925 Danbury Road, Tax Map ID 69.13-1-20 – Review of an Application for Site Plan Amendment**

Attorney Rebecca Volk of Cuddy & Feder appeared before the Board.

**Chairman LaPerch:** OK. Moving on. Number two on our agenda: the AT&T, 3925 Danbury Road application. Who is representing them please?

**Ms. Volk:** OK. Thank you. Good evening members of the Planning Board. My name is Rebecca Volk with the law firm of Cuddy & Feder. I'm here this evening representing AT&T New Cingular Wireless for an application for an amendment to the site plan that was approved in April of this year. In getting the site ready for the upgrade it was determined that more equipment was needed for the site and to adjust the future upgrades in the technology. So, we are asking to amend the site plan for a walk-in equipment cabinet and a standby emergency generator. The upgrade has not occurred yet at the site and we are doing a small extension of the existing fenced in area. We are going to be keeping the fence consistent with the existing fence that's there and we have asked in our cover letter that you consider a potential waiver of the ARB review and a potential waiver of the Public Hearing.

**Chairman LaPerch:** OK. All right. Hopefully it helps cell service because it stinks out there. So, Ashley there is nothing else here that I should be aware of?

**Ms. Ley:** The one... you can waive the Public Hearing; it is a minor project. But you cannot waive the referral to the ARB because fences are within the purview of the ARB and the new structures are also in the purview of the ARB.

**Chairman LaPerch:** OK. So, it's just the Public Hearing we can waive and I think I'll do that. All right. Ms. Eckardt, any questions please?

**Boardmember Eckardt:** I have a comment on this. Why did... It just seems so odd to me. No wonder there is no cell service, Tom. I mean why didn't you know... I mean this couldn't be just theoretical. Why couldn't it have all been done together is my point? It seems to me it's kind of unprofessional to come back to us with something that should have been pretty cut and dry

**Chairman LaPerch:** I agree.

**Ms. Volk:** Well, I think it was something that was determined as the site was being planned and I can assure you that the client does not wish to go through the process again and the fees are being paid again for the application fee and the escrow fee so it would have been more efficient to have done it at the same time. So, I cannot answer for you technically why it was not foreseen at the time the plan was submitted earlier this year. Our client certainly acknowledges it would have been easier to do it at one time.

**Boardmember Eckardt:** Yeah, and I would not at all be inclined... I know we can't waive it to the ARB and I'm glad we can't. How visible is this from the road? Not at all or a bit?

**Ms. Volk:** Well, as you may recall the tower itself has some visibility from 84 but the structures we are proposing at this time are very low sitting structures and we have quite a bit of wooded area in this project so we feel there is going to be no visibility of this very low sitting equipment from any of the roadways travelling nearby.

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**Boardmember Eckardt:** So, this hasn't been a... I always feel like on cell towers our backs are against the wall and we really have to approve you no matter what we want to do. So I am glad it will be going to the ARB just in case and I think that's pretty much all the questions I have or comments. Thank you.

**Chairman LaPerch:** No. You are right. It's our dollars at work because they just pass these fees along to us anyway. They should have done it right the first time. Rebecca, we're... You're the messenger. We get it.

**Ms. Volk:** Yes. Thank you.

**Chairman LaPerch:** Mr. Cyprus, any questions?

**Boardmember Cyprus:** No real questions, Tom. But I am OK not having the Public Hearing as long as they are going before the ARB. I am very familiar with the site. I agree with Rebecca's comments. I don't think there is much visibility but I would be more comfortable with ARB.

**Chairman LaPerch:** Good call. Thank you for your comment. Mr. Rush?

**Boardmember Rush:** I agree with Mr. Cyprus. That would be my sentiment as well.

**Chairman LaPerch:** OK. So, Rebecca you getting this information here?

**Ms. Volk:** I am. Thank you.

**Chairman LaPerch:** Here we go. We have four actions here tonight.

The motion to Classify this as a Type II Action under SEQRA and Town of Southeast Minor Project was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 4 to 0 with 3 absent. The motion to Refer the Application to Putnam County Planning under GML-239m was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed all in favor.

**Chairman LaPerch:** Third action. We discussed it. Any further comment? I'd like to waive this Public Hearing. Before we vote, any comments before we do that? If not, I'd like to make the motion.

The motion to Waive the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed all in favor. The motion to Refer the Application to the ARB was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

**Chairman LaPerch:** Rebecca, you've got some work to do.

**Ms. Volk:** OK. Thank you very much.

**3. SOUTHEAST PARKING BY WB NEW YORK, Independent Way, Tax Map IDs 56.1-2-24 & 25 – Review of Application for Final Approval of Site Plan, Wetland Permit and Special Permit. Jamie LoGiudice of Insite Engineering represented the application.**

**Chairman LaPerch:** OK. Final item on the agenda tonight. Southeast Parking by WB New York, Independent Way. Ashley, quick update? Oh, Jamie you are representing it, right? Just give us a quick update please. If you don't mind. Good evening.

**Ms. LoGiudice:** Hello. Good evening. Jamie LoGiudice from Insite Engineering, Survey and Landscape Architecture. So basically the last time we were before the Board we were asked to provide some updates on a couple of items. One being the responsibility of the owner to maintain the proposed sidewalk, which is like snow removal, which it is the applicant's responsibility. It is in his best interests to do so so the patrons using the site can walk safely. Another item that we had to evaluate was the lighting on site and as it went down to the Metro North area, we did replace the fixtures that were previously proposed with more up-to-date LED fixtures and they provided more fluid light coverage. So those were the two items we were asked to accomplish and we've provided them.

**Chairman LaPerch:** OK. Ms. Eckardt, any questions for this applicant please?

**Boardmember Eckardt:** Yeah, in this day and age with so much that's changed and I'm glad about the sidewalk maintenance but... And also, I want to preface this by saying I know we all want

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any project we approve to be very successful. But if it isn't, who does the responsibility fall to maintain that sidewalk? Or would it just not be necessary because it would be a closed facility?

**Ms. LoGiudice:** If the facility was not built, you mean?

**Boardmember Eckardt and Chairman LaPerch:** speaking simultaneously

**Chairman LaPerch:** ... if it is built and it doesn't succeed and the parking lot falls in... or is not operating anymore... Lynne, I think the answer... you answered your own question. If the (inaudible) bankruptcy and a receiver, you know, that's the only risk we have here in terms of sidewalks, right?

**Ms. LoGiudice:** Right. I think it would just be a vacant sidewalk at that point.

**Boardmember Eckardt:** OK. And it would be up to the... yes. And I am not wishing this on anyone. I am really just always looking out... concerned about the Town so... and what they have to pick up but yeah, it would make sense, it was just that off-premises I was concerned.

**Chairman LaPerch:** No, it's a good question.

**Boardmember Eckardt:** It is the only question I have on this.

**Chairman LaPerch:** It's good stuff. Thank you. Mr. Cyprus?

**Boardmember Cyprus:** Probably slightly off topic and probably slightly similar to Lynne's but Jamie, this project has been going on for quite some time and unfortunately now we are at a time where I think fewer people are commuting. Just wondering when you thought the project might start once you get approved.

**Ms. LoGiudice:** I know that the applicant really wants to push this forward but they have been meeting with investment partners and such, trying to move this forward. So, I think it is kind of on their end and unfortunately, I am not privy to those conversations so...

**Boardmember Cyprus:** That's fair. Just curious what you knew. I have nothing else.

**Chairman LaPerch:** Good question, Eric. I agree with that. Mr. Rush?

**Boardmember Rush:** I might argue the opposite. I think that a lot of people that would park the car there, they might want to leapfrog to take the train from the city to get out and stay upstate longer. But anyhow, that's beside the point. I had a question. I can't quite remember... I know we were talking about sidewalks. Did we talk about how to light the sidewalks if we were going to have little bollard things? Was that part of that Ashley, I can't remember?

**Ms. Ley:** They did submit a new lighting plan for this submission. Just give me a minute and I can pull that up.

**Boardmember Rush:** Was it high lighting or low lighting? I don't remember.

**Ms. LoGiudice:** It was high lighting. If you just pull up... It's similar to what's onscreen... I'm sorry... to what's onsite and they are 20 ft. high.

**Boardmember Rush;** 20 ft.?

**Ms. LoGiudice:** Yeah.

**Boardmember Rush:** I mean... So, I guess the question really is: what are we looking to achieve with the lighting there? That's pretty high. And it might be great for overall visibility so maybe that is the right thing there. I just don't know. I know that when we did the expansion for the Care Mount parking, we did do some lower bollard lighting... Believe it or not, in recent times I was up there and one of the people that worked there said they were so happy that they had lit sidewalks so I know people appreciate it. I just don't know what we have... OK. I see them.

**Ms. LoGiudice:** So, in this case it would assist in lighting the road as well. So, it's more of an overall lit area.

**Boardmember Rush:** OK. It's not many foot candles, I can see that. Is that something that the ARB approves, Ashley?

**Ms. Ley:** The ARB had approved the original fixtures and then they just extended the fixtures down along the roadway.

**Ms. LoGiudice:** I believe these fixtures (inaudible) but on the original submission that the ARB had approved they did approve lighting along the road as well.

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**Ms. Ley:** They were really similar. It was another... it was this type of fixture. But they switched them to LED so there wasn't a huge difference.

**Boardmember Rush:** So, with the LED do we have a color temperature that we are looking for, Ashley? Do we enforce that?

**Ms. Ley:** That's not something that is specified in the Code currently.

**Boardmember Rush:** It could be specified by the ARB. They may not want super blue 5,000 kelvin bulbs going down. I just don't...

**Multiple people talking.**

**Ms. LoGiudice:** If you scroll over to the left, we do have a color temperature on there.

**Ms. Ley:** Oh, OK.

**Ms. LoGiudice:** It's 4,000.

**Boardmember Rush:** 4,000. OK.

**Ms. LoGiudice:** It's a little more for a commercial use than like a residential use.

**Boardmember Rush:** Its more of a white-ish blue. Yes. OK. Sounds good.

**Chairman LaPerch:** Good stuff, David?

**Boardmember Rush:** It's good enough.

**Chairman LaPerch:** All right. I appreciate the comments. All right. I don't believe I have any further comments here so without further ado, I'd like to make a motion.

The motion to Grant Final Approval for Site Plan and Wetland Permit was introduced by Chairman LaPerch, seconded by Boardmember Rush and passed by a roll call vote of 4 to 0 with 3 absent.

**Chairman LaPerch:** OK. Thank you, Jamie.

**Ms. LoGiudice:** Thank you. Have a good night.

**4. ROUTE 22 MASTER PLAN AND ZONING DISCUSSION**

**Chairman LaPerch:** Ashley, what's next here?

**Ms. Ley:** The next thing is the Route 22 Master Plan and Zoning Update. The Town Board authorized the funding at their last meeting. I can unmute the two Town Board members since they are both on. So, what I circulated last week was the scope of work and the approach for the Route 22 Master Plan Update and Zoning Update. Since there weren't going to be that many people at the meeting... Or Planning Board members at the meeting tonight and I have to miss a meeting in August as does Tom (LaPerch), we thought it would be best to spend the next month and a half doing some due diligence, pulling together some of the mapping, reaching out to some of the stakeholders in the corridor and basically, doing all of our homework upfront and then we can hit the ground running in September. Where we can, as outlined in that memo, we would focus on the three different sections of Route 22 and we would really focus on one section at a time and work our way from the south to the north and develop specific recommendations for the full corridor.

**Chairman LaPerch:** Yeah. Let me chime in here. First of all, I want to thank the Town Board for working with us on this vision to kind of re-visit some of these properties. So, we got the funding approved and Ashley and I spoke about it immediately the next morning. Because it's the summertime and we want everyone to be involved and because some issues that we are hearing from property owners last time was 'we didn't know about it.' So we are going to try to come up with a plan that makes sure that we kind of announce this and broadcast this enough times that we can say we did it and the platforms we used to make sure everybody is aware as possible of what we are doing here. And I don't think there are going to be a lot of stakeholders here to the point we can even do a mailing. Ashley and I talked about that to make everybody aware of it. But this is a really good opportunity for us to put our thinking caps on. I already reached out to Matt Giannetta the head of the DEP. I want him at the table. In fact, he thanked us for our vision and he said Ashley's memo was spot on and he is already thinking about a couple of things that might be value added in terms of the corridor to help people to understand what their options might be from a sewer and water standpoint. Ashley and I are going see who we can get from the DOT at the table.

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And Ashley, who else were we going to ask to come to the table?

**Ms. Ley:** We were going to reach out to the owners of the sewage treatment plants, the privately owned sewage treatment plants along the corridor.

**Chairman LaPerch:** Right. That's right. So, we are going to try to get the word out during the next month and a half and, once again, we are going to take our time doing this. There was no rush to jump in during the summer months. So, I'd like really the Board to be very active with me here because, David, you know this is a big opportunity and Eric, this is a big opportunity to re-visit some of these. I think I share... Ashley and I share with you every month the calls we get on some of these properties that just don't fit or, you know, can work for the economy as we see it. The old economy and maybe the new economy but Lynne, I am looking for proactive members here so we can say we did the right thing here. So, I think it's a super opportunity and I think there are two or three properties that the DOT and the DEP can help us figure out because they've been challenging for the last 25 years since we signed the watershed agreement. So, I am pretty excited about it so... Ashley is going to put out a memo kind of detailing how the process in terms of who we are going to bring to the table and how we are going to do it. But we are figuring by the first or second meeting in September we will be able to kind of have some real conversations about people we spoke to: property owners, agencies and things like that... Town Board members and whoever. But I think it is a kind of a good opportunity for us to kind of re-visit this corridor in a good way. So, I'd like to hear from you. Lynne, since you are the newest member, your thoughts please?

**Boardmember Eckardt:** I do think it is a great opportunity. Tom have you spoken to anyone at the DOT yet? Do we have any idea of the long-range plans?

**Ms. Ley:** Not yet. No. And I was going to pull their recent plans. They always have their funding laid at least five years in advance. I was going to pull those documents.

**Boardmember Eckardt:** OK. Because back in the early 2000s and granted it is so long ago but remember there was a study done and it was done all up and down the line, all different Towns north and south and we were really surprised in Southeast because we figured that people in Dover and Pawling would really want four lanes as far as they could get them, which was not the case at all back then. Everyone was really surprised and I, of course, have no problem with it remaining as it is but I think our planning really hinges on their planning to an extent.

**Chairman LaPerch:** Agreed. We agree.

**Boardmember Eckardt:** So, I really hope we can have some meetings with them and that they will really take part in this so we don't put together something that's obsolete from the second year we enact it. But I like... I think the progression is really good, how it is going to go that way and I really think the stakeholders need to be involved and that was very problematic for us last time. People lose interest and drop out and I think that is very frustrating. So, having this compressed will be pretty helpful.

**Chairman LaPerch:** Yeah, I agree with you. Good and thank you. And its on-going so any comments you hear about, please send them in. Eric, your thoughts buddy?

**Boardmember Cyprus:** Well, first I share your enthusiasm, Tom. Ashley the outline is great, totally in support of that. The only comment that I have I think is Section 2. In my opinion, I think Section 2 should go to Doansburg, not 312. The Town Centre property is mostly north of 312 and I forget what it was called but one of those project plans back in maybe the 90s or 2000 actually I think connected like Golf Dome to Doansburg so I feel like the whole area should be reviewed together.

**Ms. Ley:** OK. So just north...

**Boardmember Cyprus:** It's just my opinion.

**Ms. Ley:** No, I think that makes sense.

**Chairman LaPerch:** That's an interesting pick up, Eric. You are right. OK. David, your thoughts please?

**Boardmember Rush:** I don't see anything on the sound ordinance but a...

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**Laughter**

**Boardmember Rush:** I will do my best to help any way I can.

**Chairman LaPerch:** Good. I have no doubt you will and hopefully the other Board members will be able to help us too. So, Ashley, next steps would be for you and I and whoever would like to join us in a conversation about how we reach out to the stakeholders and how does that process work and how do we get their input so maybe Lynne, Eric, David you are more than welcome to join us to try to figure it out but Ashley, why don't we set up a call maybe in the next week or two. Maybe next week and if anyone wants to call in, it won't be a Zoom, it will be a call and we can kind of figure out how we... Victoria is back from vacation next week so we'll start the process to try to figure out how to reach the property owners at minimum to get to the table to tell them about what we are doing here. We are going to put it on the Website also. So, once again, its about the communication of this initiative. So that is what I am excited about to start. All right?

**Boardmember Eckardt:** And Tom, just one thing and I know you always plan on this too... that... and I love the idea of being in on a call or whatever but we can't have a quorum obviously for that...

**Chairman LaPerch:** That's right.

**Boardmember Eckardt:** So, I could be very interested but I don't want to bump somebody who has been on the Board longer than me. So just if you can keep us all in the loop, we can figure it out, I'm sure.

**Chairman LaPerch:** All right. That's fair. I forgot about that too. Thank you.

**Boardmember Rush:** You are going to be there, Lynne.

**Boardmember Eckardt:** I am actually supposed to come home this Thursday guys so we'll see.

**Multiple people talking.**

**Chairman LaPerch:** Eric Larca (Town Councilman), any questions and what are your thoughts buddy?

**Mr. Larca:** No questions. Just thank you for bringing this forward. You and Ashley, I think it is a great idea. We were happy to approve it. And I was at Red Rooster this evening and I believe they're staging to pave 22 right now from Milltown to 312. So it's in desperate need of that so but I don't think that is really relevant but just excited that we are moving forward with this.

**Chairman LaPerch:** Well, thank you. Thank you for your support. John Lord, (Town Councilman), do you have any thoughts or comments regarding the approach... what we are doing here?

**Mr. Lord:** Sorry... I just... yeah, thank you for getting this going. I know we've had people on Route 22 that were.... had issues accessing 22 going either direction. These are businesses and a forward-thinking plan to allow those businesses to thrive would be welcome so I'm very happy we are moving forward with this. And I look forward to listening in and contributing if I can. Thanks.

**Chairman LaPerch:** Good. We'd like the input too. I am not sure who Ed and Maureen are down in the corner there but if they have any comments...

**Gentleman's voice:** No. We are just staying informed. Thank you.

**Chairman LaPerch:** All right. Thank you for joining us tonight. Ashley, so at the end of the day this is a recommendation from our Board that the Town Board will have to vote on. Correct? You're muted.

**Ms. Ley:** Thank you. Sorry my kids were making noise. At the end of day this is going to be an amendment to the Comprehensive Plan and it would be also a Zoning Amendment as well and potentially a Zoning Map amendment. So, this would be a recommendation from the Planning Board to the Town Board. The Planning Board would have to have its own Public Hearing on the document before they make the referral to the Town Board and then the Town Board would also have to have a Public Hearing before it is adopted.

**Chairman LaPerch:** OK. So we have a lot of people to... OK. Good. That sounds like a nice process. So, if there are no further questions here, I would like to get back to our meeting and we

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have a couple of admin things. Anybody have any questions about the minutes as written for June 22, 2020?

**Silence.**

The motion to Approve the Meeting Minutes of June 22, 2020 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.

**August 4, 2020/VAD**

**THE FULL AUDIO RECORDING OF THIS MEETING IS AVAILABLE AT:**

<https://www.southeast-ny.gov/337/Planning-Board-Audio-Files>