
TOWN OF SOUTHEAST PLANNING BOARD AGENDA

June 26, 2017

CIVIC CENTER, 1360 Route 22

7:30 p.m.

PUBLIC HEARINGS:

1. **BARRETT HILL, Mt. Ebo Lot 6** – Continued Public Hearing to Review Application for Site Plan Amendment and Special Permit
2. **MEDICANIX, 251 Fields Lane** – Continued Public Hearing to Review Application for Site Plan Amendment and Wetland Permit

REGULAR SESSION:

1. **BERTOLINI, 7 Sherry's Lane** – Review of Application for a Wetland Permit
2. **VERIZON WIRELESS, 2525 Carmel Avenue** – Consideration of a Request for Exemption from Site Plan and Conditional Use Permit Review

Approve Meeting Minutes from June 12, 2017

June 26, 2017

VAD

Agenda Subject to Change

**Town of Southeast
Planning Board
One Main Street
Brewster, NY 10509**

June 27, 2017

TO: Architectural Review Board

FROM: Thomas LaPerch, Chairman
Southeast Planning Board

RE: Barrett Hill
Mt. Ebo, Lot 6
Tax Map ID 46.-5-2

At the regular meeting of the Southeast Planning Board on 6/26/17, a motion was made to refer the above referenced application to your Board for review and recommendation to the Town Board. The Town Board completed the New York State Environmental Review Act (SEQRA) process as part of its review of a Zone change for this project. The applicant will be sending your Board a copy of the proposed plans to aid you in your review.

If there is any additional information you require, please contact the Planning Board office.

Very truly yours,


Thomas LaPerch, Chairman
Southeast Planning Board

cc: Town Counsel
Town Clerk
LADA, P.C.

**PLANNING BOARD
TOWN OF SOUTHEAST, NEW YORK
RESOLUTION TO DECLARE LEAD AGENCY**

INTRODUCED BY: LaPerch

DATE: June 26, 2017

SECONDED BY: Hecht

WHEREAS, the Planning Board of the Town of Southeast is in receipt of an application for a site plan and wetland permit, and other supporting documents for a project entitled **MEDICANIX**; and

WHEREAS, the proposed project is located at 251 Fields Lane in the OP-1 Zoning District in the Town of Southeast and identified as Tax Map ID 78.-2-92; and

WHEREAS, the applicant proposes a two-story, 10,000 sq. ft. building for general business use associated with a bio-medical equipment service company, which is a permitted principal use in the OP-1 Zoning District, with significant disturbance to the regulated wetland and wetland buffer areas proposed; and

WHEREAS the Planning Board scheduled a public hearing on the proposed site plan and wetland permit for 5/22/17 and 6/26/17; and

WHEREAS, the Planning Board declared its Intent to be Lead Agency for the project on 4/24/17; and

WHEREAS, pursuant to §617.6(b)(3) of the State Environmental Quality Review Act (SEQRA), the aforementioned information was mailed to all involved agencies, notifying them that a Lead Agency must be agreed upon within thirty (30) days of the date that the aforementioned information was mailed, and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Southeast will serve as Lead Agency for purposes of SEQRA for this Unlisted and Coordinated Action.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman yes
P. Wissel, Boardmember absent
E. Cyprus, Boardmember yes
E. Larca, Boardmember yes

D. Rush, Vice Chairman yes
D. Armstrong, Boardmember yes
M. Hecht, Boardmember yes

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board

**TOWN OF SOUTHEAST, NY
PLANNING BOARD RESOLUTION
SEQRA CLASSIFICATION**

INTRODUCED BY:

LaPerch

DATE: June 26, 2017

SECONDED BY:

Armstrong

WHEREAS, an application is being made by **BERTOLINI** as the **OWNER/APPLICANT** for a Wetland Permit to improve the rear yard of a single family building by removing concrete and brush debris, renovating the existing in-ground swimming pool and pool deck, and removing the existing wood deck and replacing it with a platform and steps to the rear yard and basement on a property located at 7 Sherry's Lane, in the Town of Southeast, New York; and

WHEREAS, the property is identified as Tax Map Number 78.-2-51, and is located in the R-60 Zoning District; and

WHEREAS, the Planning Board has reviewed the following documents in support of this classification:

1. Short Environmental Assessment Form (EAF), , prepared by John Karell. Jr., P.E., dated 4/17/16
2. Stormwater Pollution Prevention Plan, prepared by John Karell. Jr., P.E., dated 4/16/17; last revised 5/21/17
3. Notice of Intent, NYS Department of Environmental Conservation, prepared by John Karell. Jr., P.E., dated 4/17/17
4. S-1, Erosion & Sediment Control Plan, prepared by John Karell. Jr., P.E., dated 3/27/17; last revised 5/19/17

NOW, THEREFORE BE IT RESOLVED, that the Town of Southeast Planning Board, pursuant to the State Environmental Quality Review Act (SEQRA), reviewed the Short EAF, and pursuant to §617.5(c)(7), finds that the Proposed Action is a Type II Action under SEQRA, and no further environmental review is required.

UPON ROLL CALL VOTE:

T. LaPerch, Chairman

yes

D. Rush, Vice Chairman

yes

P. Wissel, Boardmember

absent

D. Armstrong, Boardmember

yes

E. Cyprus, Boardmember

yes

M. Hecht, Boardmember

yes

E. Larca, Boardmember

yes

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch
T. LaPerch, Chairman
Southeast Planning Board



TOWN OF SOUTHEAST

Planning Board
1 Main Street
Brewster, NY 10509

June 27, 2017

Director
Putnam County Division of Planning and Development
841 Fair Street
Carmel, NY 10512

Re: Bertolini Wetland Permit
GML §239-m

Dear Sir/Madame,

The Planning Board of the Town of Southeast is considering an application for a Wetland Permit by Marco and Jacqueline Bertolini, for a proposal to improve the rear yard of a single family home by removing concrete and brush debris, renovating the existing in-ground swimming pool and pool deck, and removing the existing wood deck and replacing it with a platform and steps to the rear yard and basement. The proposed project is located on an approximately ±0.97 acre parcel located on 7 Sherry's Lane, Putnam County, New York (Tax Map ID 78.-2-51).

The Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQRA), is herewith referring the subject application to the Putnam County Division of Planning and Development pursuant to General Municipal Law §239-m.

Enclosed is the application for your review.

Please call Victoria Desidero, Secretary to Planning Board, Architectural Review Board and Zoning Board of Appeals, at (845)279-7736, if you should have any questions.

We thank you for your consideration and review of this application.

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board

Attachment

cc: Town Attorney
Town Clerk
John Karell, Jr., P.E.

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 12, 2017**

Present: Chairman Tom LaPerch; Boardmembers Eric Larca, Dan Armstrong, Eric Cyprus, Michael Hecht and Phil Wissel; Secretary Victoria Desidero; Absent & Excused: Town Planner Ashley Ley; Town Attorney Willis Stephens; Vice Chairman David Rush

PUBLIC HEARINGS:

1. **D'UVA aka FIELDS LANE DEVELOPMENT, 231 Fields Lane** – This was a Continued Public Hearing to review an application for a Site Plan Amendment and Wetland Permit. The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed all in favor. Jamie LoGiudice of Insite Engineering appeared before the Board. Ms. LoGiudice said I am here on behalf of D'Uva Contracting at 231 Fields Lane and their application to expand their outside storage area, changes to their landscaping and boulders around the outside storage area. She said we received the comments from (Wetland Inspector) Steve Coleman and Jacobson (Town Engineering firm) and we addressed those with our latest submission. Chairman LaPerch said I did see the boulder question go back and forth. Ms. LoGiudice said yes, that was our misunderstanding. Chairman LaPerch said so please just re-state what the miscommunication was. Ms. LoGiudice said the miscommunication was as we were talking with Mr. Coleman and he wanted boulders that were 4 to 5 ft. in diameter to be 5 ft. on center but what we interpreted it as was that he wanted a five foot opening between each boulder so... Chairman LaPerch said so nothing could move past what are the wetland boundaries, correct? She said correct. There were no questions from the Board and Chairman LaPerch opened up the hearing for public comment and there were none. The motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor. The motion to Classify this as a Minor Project was introduced by Chairman LaPerch, seconded by Boardmember Larca and passed all in favor. The motion to Declare the Planning Board Lead Agency for the purposes of SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 6 to 0 with 1 absent. The motion to Adopt a Negative Declaration under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed by a roll call vote of 6 to 0 with 1 absent. The motion to Refer this application to the Architectural Review Board (ARB) was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor.

2. **BREWSTER ICE ARENA ROOF, 11 Sutton Place and 64 Fields Lane** – This was a Public Hearing to review an application for Site Plan Amendment. James Hahn of Hahn Engineering appeared before the Board. The motion to Open the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed all in favor. Chairman LaPerch said Mr. Hahn, we took you off-line to discuss the e-mail from the DEP (Department of Environmental Protection) just before, can you explain to the Board what happened? Mr. Hahn said it came in at about 3 o'clock today... Chairman LaPerch said yes, it was late in the day so I need you to explain it to the Board but this is a Public Hearing so can you give us an overview of the application. Mr. Hahn introduced himself as a co-owner of Brewster Ice Arena and the engineer who has done the engineering for the site. He said right now we have four ice rinks and one of them is an outdoor rink and we have a problem without a roof on it because sun is problematic, rain is

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problematic because it shuts down the rink for a time, and the snow is problematic and if you have ever been out there when the sun is shining you can see that it melts the ice along the boards which is a problem. He said so we are trying to put a roof over the rink so that doesn't happen. The only thing we are doing, he said, is putting a roof over the rink with 18 columns and about 36 beams and a roof on this. There is probably less than 500 sq. ft. of disturbance because all we are doing is putting footings in for 18 columns, he said. Mr. Hahn said the DEP came in and they misread the EAF (Environmental Assessment Form) because they thought we were doing 3.74 acres of disturbance: that is the acreage of the entire site. So obviously they had a problem, he said, so I called Mary Gallasso (of the DEP) who Cynthia Garcia (of the DEP) recommended I call and we straightened it out and I am going to send her an e-mail tomorrow and the whole Board will see everything we do with them but it is not a problem at all. Chairman LaPerch said for the record I will tell the Board we did have e-mails from our Town Engineer and Town Planner going back and forth today agreeing there was a kind of a problem with the letter so if you (Mr. Hahn) can straighten this out, we'd appreciate it. Mr. Hahn said I think Tom's (Fenton) office signed off on everything as having no problems whatsoever. Chairman LaPerch said let's just get it in the file, please? Mr. Hahn said OK, the DEP approved this back in 2013 and I don't think they realized it is only 18 columns going in. Chairman LaPerch said there was a discussion about possibly putting solar on there, is that still an option? Mr. Hahn said we are actually meeting with some people tomorrow to discuss if that is a viable option: it costs a lot of money but you do get tax rebates and things like that but you still need to put out a lot of money so I am not sure if it is going to work out. We don't know yet, he said. Boardmember Hecht said I know there are some outfits out there that put the solar panels up and then you just save on the electric. He said I am totally in favor of the roof because I've been out there in the snow and rain and sun and it can definitely be a problem for the ice. Mr. Hahn said yes, the real problem is people are apprehensive about skating there because it is unpredictable and we want to stop that from happening. Boardmember Hecht said I think it is a great idea. Boardmember Cyprus said can we proceed with the issue with the letter? Chairman LaPerch said we are fine with the letter: he is going to get us something for the record because, unfortunately, it came in late in the day. Mr. Hahn asked if everyone has seen the letter. Secretary Desidero said I forwarded it but it was late in the day. Mr. Hahn read from the letter from the DEP: Number 3 says "*the Short EAF states that the disturbance for the proposed work will be 3.74 acres.*" Mr. Hahn said the disturbance is actually going to be .0177 acres so there is a mistake on their part. Boardmember Cyprus said I totally agree... Mr. Hahn said I think they were so interested in getting something out that they didn't look at it carefully but that will be resolved. Chairman LaPerch said no approvals will be granted until such time as we have what we need for the file. Boardmember Cyprus said OK. Boardmember Wissel asked if there will be any change to the lighting and Mr. Hahn said well, the lights right now are on outdoor poles shooting down on the rink and we are going to have indoor lights like we have inside the arena. Boardmember Wissel said what is the current cut off time for the lights? Mr. Hahn said we went through this and Ashley (Ley) was out there and it was practically nothing. Chairman LaPerch said he means what time. Mr. Hahn said oh I think the rink is open until 10 or 11 at night. Boardmember Hecht said usually the people are off the ice by 11 or maybe 10:30. Mr. Hahn said we have never had any issue with the lights and basically now they are going to be inside and under the roof so... Boardmember Wissel

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said I just want to know what the latest they can be on is... Chairman LaPerch said hours of operation, that is basically what he wants to know. Mr. Hahn said I think generally it is from after school or like 3 o'clock to 11 but I don't think it goes much later than that. Boardmember Wissel said is there a restriction in the permit: when we did this the first time around was there any restriction? Chairman LaPerch said it's a good question: I can't answer that off the top of my head. Boardmember Wissel said my concern is that it not be later than what it already is. Mr. Hahn said my point is there has never been a complaint about the lights... Chairman LaPerch said that's not the question. Boardmember Wissel said that's fine if there has never been a complaint but I would like to keep it that way so what I would like to know is there currently in effect... Mr. Hahn said we will look into it. Chairman LaPerch said could you get back to us on that? Mr. Hahn said yes, we will get back to you. Chairman LaPerch said answer that question along with the DEP question (to Mr. Hahn). Chairman LaPerch said I believe there is, Phil (to Boardmember Wissel). Boardmember Wissel said I would also like the commitment that it is not going to be extended any later than it already is. Chairman LaPerch said that's a fair question and I think we have something memorialized regarding hours of operation. He said that is a good question, thank you. Chairman LaPerch opened up to public comment. Town Councilwoman Lynne Eckardt said I wanted to follow up on Phil's (Boardmember Wissel's) question because I thought it was very good. Are there lights over the parking areas that will stay on later, she asked? Mr. Hahn said lights for the parking will stay on just the way they are now. Ms. Eckardt said right, so I do think it is important to find out what the... I mean I think it is a really good question and I know there have been no complaints but I know there were concerns in the beginning so I think that this is important. Chairman LaPerch said good questions, fair questions, thank you. Boardmember Armstrong asked if, in the notification area of adjacent property owners, were there any residences? Mr. Hahn said I believe there were a couple. Boardmember Armstrong said so they got notices of this Public Hearing? Mr. Hahn said yes. Boardmember Armstrong said so I think that in some ways that may cover part of the questions about the lights and so forth although it is going to be increased. Chairman LaPerch said it won't be increased. Mr. Hahn said it will be dramatically decreased. He said it is not going to be outside anymore, it is going to be inside. Boardmember Armstrong said oh it is going to be inside. Mr. Hahn said yes, under the roof. Boardmember Armstrong said what about the parking? Chairman LaPerch said that is Lynne's (Eckardt's) question: the timing of the lights going out on the parking area and whether it will coincide with the shutting down of the rink and Jim (Hahn) said nothing is going to change with that, correct? Mr. Hahn said correct but we still need to provide light over the parking. Chairman LaPerch asked the Board if anyone had any issues with closing the Public Hearing since the only outstanding question from the public is Lynne's (Eckardt's). Ms. Desidero said just so the Board is aware when the applicant notices these Public Hearings they have to give us copies and we check them to be sure everyone was notified properly. Theirs are all in order, she said. Chairman LaPerch said two issues were raised tonight: we need to memorialize the hours of operation in this new amended approval and also the area of disturbance... we just need to tighten everything up, OK? Mr. Hahn said yes. He said it seems we have no problem closing the Public Hearing at this point. The motion to Close the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor. The motion to Declare the Town of Southeast Planning Board Lead Agency was introduced by Chairman

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LaPerch, seconded by Boardmember Wissel and passed by a roll call vote of 6 to 0 with 1 absent. The motion to Adopt a Negative Declaration under SEQRA was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed by a roll call vote of 6 to 0 with 1 absent. The motion to Refer the Application to the ARB was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed all in favor. Chairman LaPerch said so you have some work to do. Please get back to us on those items, he said. Mr. Hahn said we will.

REGULAR SESSION:

- 1. BREWSTER HILL GENERAL STORE, 563 Route 312** – This was a review of an application for Final Amended Site Plan Approval. Attorney Jamie Spillane of Hogan & Rossi appeared before the Board. Chairman LaPerch said please give us a quick rundown of what happened and why you are here. Ms. Spillane said we are in front of the Board because there was a site plan approval on the property back in 2013 and that approval expired. Work was done on the property, she said, pursuant to the site plan after the expiration so back in October of 2016 we put in an application for approval of the site plan in order to complete the work... Chairman LaPerch said but there was a violation on the property? She said there was a violation for work done after site plan approval had expired. Ms. Spillane said at this time, when we were in front of the Board in October, the Public Hearing was waived at that point in time and we submitted a final application in January. At that time, she continued, Mr. Fenton (Town Engineer) identified some things that were on the site itself but were not on the site plan. She said at that time we had the site plan amended; in April it went in front of the ARB, just after the referral from this Board, and there was a number of changes made with regards to the color of the curbing, some additional screening and to take care of some of the hatchways that were on the site but had accidentally been excluded from the site plan. Chairman LaPerch said so what I see there now is what we get? Ms. Spillane said yes and there is, like I said, an agreement to add shadow box fencing and to do some more landscaping as well as the curbs that (inaudible) were suggested by the ARB. Chairman LaPerch said this has been on my radar for a long time and I still think there should be additional landscaping but the ARB made the recommendation and that's what it is. I will say I think the building looks horrible, personally, he said, but that is my opinion. The motion to Grant Final Site Plan approval was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed by a roll call vote of 6 to 0 with 1 absent. Ms. Desidero said there is no bond for this because the applicant has agreed to keep their escrow account open until the work is done. Chairman LaPerch said everyone OK with that? No one objected.
- 2. SOUTHEAST PARKING aka WB NEW YORK, LLC, 10 Independent Way** – This was a review of a request for a One Year Extension of Site Plan and Wetland Permit approvals. Jamie LoGiudice of Insite Engineering represented the applicant. Chairman LaPerch said this is the lot on Independent Way and this is two of three permitted one year extensions. Boardmember Hecht said this is the lot on the left coming down the hill? Chairman LaPerch said it's the lot by the MTA. Boardmember Armstrong said I have a question but I will defer to Mr. Wissel. Boardmember Wissel said back when we were originally approving this some years ago we were given the impression they were sort of in

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a hurry to get this approved but here we are two years later, and they are perfectly within their rights to ask for an extension, but why the hurry up and asking the Board to move quickly and then it just sits? Ms. LoGiudice said from my understanding they had a change in their partnership and that caused the pause in moving forward. The motion to Grant a One Year Extension of Approval was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed by a roll call vote of 6 to 0 with 1 absent.

3. **120 & 50 PROSPECT HILL ROAD, 120 and 50 Prospect Hill Road** – This was a review of an application for a Lot Line Adjustment. Attorney Jay Hogan of Hogan & Rossi and Terry Bergendorff Collins appeared before the Board. Chairman LaPerch said it is a lot line adjustment on Prospect Hill Road, correct? Mr. Hogan said yes. He said what are you going to do, just point out what you are doing on the plans. Mr. Hogan said so this is Union Hall here and they own this piece that was the old binder building and actually the old Stephens and Hogan law firm. He said this piece is owned by Terry Collins and some other people and Joe Charbonneau bought this piece with the understanding that he would deed it back when the time came. He was going to deed back a portion, Mr. Hogan said, and we were going to subdivide the property but decided against it when we realized they wanted to buy it from us. So what we have done, he said, is Joe Charbonneau is going to have about six acres of this and these guys (Local Union) will have 21 plus acres of vacant land and that's it. Chairman LaPerch said AKRF has no issues with this at this point, as well as our engineers at this point. He said so basically the big building is taking over the big piece of land? Mr. Hogan said yes. Boardmember Armstrong said one of the consultants said one of the lots was in two different Zones: is that an existing condition? Mr. Hogan said it is an existing condition. Boardmember Armstrong said that answers my question. The motion to Declare Intent to be Lead Agency was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed by a roll call vote of 6 to 0 with 1 absent. The motion to Classify this as a Minor Subdivision was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor. Chairman LaPerch said Victoria (Desidero) will explain this next one. Ms. Desidero said Mr. Hogan had asked why this was being referred to County Planning so I asked Ashley and she said: (reading from e-mail) *"I'm taking a conservative read on this, but recommend referral based on the proximity to MTA railroad tracks and parking lot (as per)239-m.3.(b)(v), as in Victoria, the existing or proposed boundary of any county or state owned land on which a public building or institution is situated.* Ms. Desidero said basically this means she is recommending the referral to County Planning because... Chairman LaPerch said because it abuts the MTA property. Mr. Hogan said we don't abut it and Independence Way is a Town road. Chairman LaPerch said I know but she recommends it so let's get it done right. The motion to Refer this to County Planning under 239-m was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed all in favor. Chairman LaPerch asked if anyone had any issues with waiving the Public Hearing and no one did. The motion to Waive the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor.

4. **NYSEG PUTNAM LAKE SUBSTATION, 18 Old Doansburg Lane** – This was a review of an application for a Site Plan Amendment. Gary Palumbo of AECOM and Stephen Bly of NYSEG appeared before the Board. Chairman LaPerch said let me frame

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this one. For the newer Board members, he said, this application was around four or five years ago and, for some reason it went dark on us, no pun intended, and they have re-appeared and Mr. Saccomanno, the adjoining property owner, who had been very vocal about the need to have screening, has been in contact with them and they are here to describe what they are planning to do on the substation lot, correct? Both gentlemen said yes. Mr. Palumbo said about the 'going dark' part: we were here in 2012 with a different site plan for an expansion and a control building going in. He said it is a large system, a complicated system and, over the years, they determined they don't have to do that with this substation but they do need to replace some existing equipment within the fence. Chairman LaPerch said so you are not expanding your footprint? Mr. Palumbo said the fence is not changing, the footprint is not changing, for the most part the parking area is not changing or the driveway but I do understand that, for the second half of this application, there was an emergency pole replacement right up here (pointing to the plan). Chairman LaPerch said so you are not expanding your footprint, you are just doing upgrades, but what are you doing for the neighbor? Mr. Palumbo said what is being proposed is a line of landscaping or existing vegetation being taken out and replaced with shrubs and trees. Boardmember Hecht asked if the height of the equipment is changing. Mr. Palumbo said there will be transformer pads going in and they are steel (inaudible) that is 30 ft. which is the same steel as there now. Boardmember Cyprus said it's been a while: did the neighbor have concerns about maintaining part of the property or cleaning up something? Mr. Saccomanno started to reply and Chairman LaPerch asked him to let the applicant answer. Mr. Palumbo said the front part of the property is going to be cleared of the overgrown vegetation and up against the fence there will be screening with a combination of shrubs and low trees. Chairman LaPerch said we have a public comment period later, which we will talk about, and you (to Mr. Saccomanno) will have a chance to speak so I apologize I cut you off but I wanted the applicant to answer the question about what they will do and I wanted to hear that they are going to do the clean up. Mr. Palumbo said yes, the area where it is going to be landscaped is going to be cleaned up first. Chairman LaPerch said thank you. Boardmember Armstrong said would you just clarify is this landscaping or screening? Mr. Palumbo said I would think it is a combination of both but probably mostly landscaping and screening from the road. Boardmember Armstrong said my concern is usually with the impact on adjacent or nearby residential uses so I assume that is the goal we are working toward. Mr. Palumbo said the landscaping that is going in there is going to create a wall effect because there's a... Boardmember Armstrong said my next question is about the grading. Mr. Palumbo said it drops a few feet from the road down and a little further back near the... Chairman LaPerch said let me jump in here because I think Mr. Armstrong's questions go to the neighbor in this case, who has been very active in this application, how does that impact his view because he is higher than the substation? Mr. Palumbo said correct. Boardmember Armstrong said this kind of screening, you can call in landscaping, but it is screening in my view, putting them one right next to each other, that practice is going out, and I think it is better to stagger them. Mr. Palumbo said yes, there are two rows that are staggered and a third row of large trees that hang so... Chairman LaPerch said so they are offsetting the gaps? He said yes. Boardmember Armstrong asked the height of the plantings they are putting in. He said going in the Dogwoods are 3 ft. and the (inaudible) are going in at 3 ft. and some smaller ground cover is 18 inches. Boardmember Armstrong said so in combination with the drop... I am not sure. I would like to see more, he said, but

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I can't tell you... Chairman LaPerch said I think we will have a good feel for whether the neighbor is happy when we have the public hearing. Mr. Palumbo said we worked with a landscape architect and NYSEG and they do have to be careful to not put trees in there that are as tall as the steel for safety with the wires and... Boardmember Armstrong said are these going to be species that are deer resistant? Mr. Palumbo said we got a comment letter from Mr. Coleman and that was one of his suggestions so we will work with him. Chairman LaPerch said there was a late comment letter today from the Wetland Inspector and they will need to respond to that. Boardmember Armstrong said this is the last shot we are going to get at this so that is why I am asking. Ms. Eckardt said I am not as familiar as I should be and I will drive over and take a look and I understand about overhanging lines but there are no evergreens? It is all deciduous that is going in, she asked? Chairman LaPerch said to Ms. Eckardt I have a copy of the memo from Steve Coleman regarding the wetlands here. Ms. Desidero said this is just the beginning, there will be a Public Hearing as well. The motion to Classify this as a Type II Action and a Minor Project was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed by a roll call vote of 6 to 0 with 1 absent. The motion to Refer this to County Planning under 239-n was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor. The motion to Set a Public Hearing for July 10, 2017 was introduced by Chairman LaPerch, seconded by Boardmember Armstrong and passed all in favor. Mr. Palumbo said what do we need to do next? Ms. Desidero said I need a complete package that I can send over to County Planning as soon as possible and they have 30 days to respond to this Board. She said I will send you a notice you can use for your mailing and just call me with any questions. Chairman LaPerch asked Mr. Saccomanno if he will be here on the 10th and he said yes, I wasn't aware of Mr. Coleman's letter so I may have some new questions.

5. **SALMONS DAILY BROOK ESTATES, LOT 49, 4 Salmons Hollow Road** – This was a continued review of an application for a Wetland Permit. Engineer Joel Chase of JT Chase Engineering appeared before the Board. Chairman LaPerch said we had a conversation in the hall about a rather late memo from (Wetland Inspector) Steve Coleman this afternoon so you are aware of it and you know what he is looking for? Mr. Chase said yes. He said please just give us an overview because this one has been around a very long time. Mr. Chase said I know this has some history: it is a single family house proposed on a vacant lot in an existing subdivision and it is surrounded by wetlands and a portion of the lot is within the 166 ft. wetland buffer. He said we are in receipt of Mr. Coleman's 2009 letter and this current plan was an attempt to address those comments. Basically, he said, the big changes from the last time is we shifted the house closer to Milltown Road, shifted the septic area and we proposed plantings to mitigate the wetland disturbance. Chairman LaPerch said you also reduced the footprint of the house? Mr. Chase said yes, slightly. Chairman LaPerch said so for the newer members of the Board, basically what happened is this was the last lot in the subdivision and it was not developed because of the market, as I interpret it, and by the time the market came back and they wanted to build on it, the wetlands had started encroaching on what was considered their buildable lot. Now they have to come back and try to figure this out, he said, so it has been an ongoing discussion with them. Boardmember Cyprus asked about Ms. Ley's comment about setting a Public Hearing and waiting based on the comments from the Wetland Inspector. Ms. Desidero said when she (Ms. Ley) wrote that she had not seen Steve Coleman's memo but when it

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came out today, I e-mailed her and she said his comments would be considered 'extensive' so she recommends waiting on the Public Hearing. There were no questions from the Board. Chairman LaPerch said so basically we have no actions tonight so we need you to respond to those comments and if you get back to us as quickly as possible we can get you back on quickly. Mr. Chase said so I can respond to questions about mitigation and so forth... Chairman LaPerch said I get it but we need you to make a formal response and then our consultants will let us know when we are ready to go forward. Ms. Desidero said call me if you have any questions about what you need to do to get back on the agenda. Boardmember Cyprus said I don't know if it still is but it was kind of a big deal for the public back when we reviewed it. Chairman LaPerch said that is right.

The motion to approve the Meeting Minutes for May 22, 2017 as written was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed all in favor.

Chairman LaPerch asked about the staff meeting this Thursday. Ms. Desidero said I did send out a letter to the Town Board and the Planning Board that we received from NYSEG regarding this rather large piping project or... I don't know what you call it... but they have not said if they are able to have someone at the meeting on Thursday. She said they are out of Syracuse so they are trying to get permission to send someone. I still have the woman from Oval Tennis, she said, who is coming in and I can't remember the third one. Chairman LaPerch said Barrett Hill? She said yes and Peder Scott is coming in about a new client on Danbury Road.

Chairman LaPerch asked about the next meeting and Ms. Desidero said we have Barrett Hill for a Public Hearing, which is continued, and Medicanix, which is also continued, and we have an application from Bertolini for a Wetland Permit on Sherry's Lane and I believe Red Rooster might be ready for final approval. Chairman LaPerch said Red Rooster came off tonight because of issues with the lighting plan, I believe. Ms. Desidero said yes, that is correct. Boardmember Wissel said I sent an e-mail a while back that I won't be at that meeting. Ms. Desidero said yes, I have that and, by the way, are you going to want to recuse yourself from Sherry's Lane? He said I don't think I need to because they are a neighbor: I will ask Will (Stephens, Town Attorney) if he is here but I don't think I need to recuse myself. Ms. Desidero said I just need to keep track for a quorum.

The motion to close the meeting was introduced by Chairman LaPerch, seconded by Boardmember Wissel and passed all in favor.

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