

**TOWN OF SOUTHEAST  
PLANNING BOARD MINUTES  
March 11, 2019**

Present: Chairman Thomas LaPerch; Boardmembers Eric Cyprus; Michael Hecht; Jim King; Jack Gress; Town Planner Ashley Ley; Town Attorney Willis Stephens; Secretary Victoria Desidero. Absent & Excused: Vice Chairman David Rush; Boardmember Dan Armstrong

**PUBLIC HEARINGS:**

**REGULAR SESSION:**

- 1. FORTUNE RIDGE BARN, 30 Drewsclift Lane** – This was a review of an application for Site Plan Amendment. Attorney Richard O'Rourke of Keane & Beane and Engineer Brian Hildebrand of Kellard Sessions appeared before the Board. Mr. O'Rourke said we have an approved site plan for a barn and there was a management change about the time when construction was about to begin and, unfortunately, the site plan approval did not include an area that is an open area with a roof for storage of barn equipment. He said the net square footage increase of the footprint is 1644 sq. ft. and so, obviously, that impacts the footprint of the building. It does not intrude on any of the potential requirements of the Zoning Ordinance in terms of setbacks and property lines or anything like that, he said, nor does it, from every indication, impact the SWPPP (Stormwater Pollution Prevention Plan). He said Brian (Hildebrand) why don't you just tell us a little bit more about it. Mr. Hildebrand said this is an elevation of the addition: it's a three-sided shed roof area highlighted in blue. The construction... there is no additional grading, he said. Originally there was an access drive that went around the building and that will still be there, he said, but it is relatively flat so there is no further grading left to do. He said as far as drainage, there was adequate capacity for the improved stormwater system so this relatively small addition doesn't require increasing our infiltration system. Chairman LaPerch said so why are you here? Mr. O'Rourke said because the roof in this area is an extended roof that is open area under which we are putting tractors and things of that nature for the maintenance of the paddocks and everything else. Chairman LaPerch said and that triggers an amended site plan? Town Planner Ashley Ley said it is a large enough change that it is beyond a field change. Chairman LaPerch polled the Board for questions. Boardmember King said is it essentially like a carport coming off of it? Mr. Hildebrand said it is open on either end looking perpendicular at it; it is finished with the same material as the barn with the stone and the siding so you won't be looking at the equipment: only the ends are open. Boardmember Gress said I have no questions but if we were to move forward with this, I would be in favor of it being a minor project and waiving the Public Hearing. Boardmember Hecht said I know we had all these Open Space ratios and do we have buffer to accommodate something like that? Mr. O'Rourke said yes. Boardmember Cyprus said nothing is changed with the rest of the building, just what you highlighted there? Mr. Hildebrand said as far as the footprint goes, yes. Boardmember Cyprus said probably for Ashley (Ley), if the original was major, why is this minor? Ms. Ley said because we are only looking at the net change so the original project was major because of the size but now we are only looking at a 1600 sq. ft. difference which falls into the definition for a minor project. Chairman LaPerch said Ashley (Ley) and I had a discussion with the applicant just before the meeting and they owe us an update of some plans, correct? Ms. Ley said we need to see the current floor plan of this revised plan. Chairman LaPerch said get that to us, OK? Secretary Desidero said and the corrected elevations? Ms. Ley said yes. Chairman LaPerch said so you understand what you owe us and they both said yes. The motion to Classify this as a Type II Action under SEQRA and a Town of Southeast Minor Project was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 5 to 0 with 2 absent. The motion to refer the application to County Planning under GML-239m was introduced by Chairman LaPerch, seconded by Boardmember Hecht and passed all in favor. The motion to refer the application to the Architectural Review Board was introduced by Chairman LaPerch, seconded by Boardmember

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Cyprus and passed all in favor. The Chairman polled the Board as to whether the Public Hearing could be waived. The motion to Waive the Public Hearing was introduced by Chairman LaPerch, seconded by Boardmember Gress and passed all in favor. Mr. O'Rourke said if I may, just one thing as far as SEQRA is concerned, since this is a de minimis amount of square footage, this could be classified as a Type II Action? Ms. Ley said yes, that was the first motion.

The motion to approve the Meeting Minutes of February 25, 2019 as written was introduced by Boardmember Gress, seconded by Boardmember Cyprus and passed all in favor with Chairman LaPerch abstaining.

Ms. Desidero said do you want to poll the Board quickly about this question of digital submissions? Chairman LaPerch said yes. Ms. Desidero explained that it was suggested by several Board members at the beginning of the meeting that they would prefer not receiving paper submissions at home. The majority of Board members expressed an interest in receiving the submissions by e-mail, downloading them from a Website or receiving a disc or a thumb drive. Ms. Desidero said maybe Ashley (Ley) and I can work on a new process and let the Board know? Chairman LaPerch said yes. She said and I will just say that we will find a way to make sure (Boardmember) Dan Armstrong gets what he needs.

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

**March 18, 2019/VAD**