

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

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

Chairman LaPerch: OK, let me run through a couple of things here. We have a Public Hearing that's going to be a short one because they did not do their mailings correctly. Then I've got four regular session items. The first one is Watchtower Dust Collector followed by the Roth Nursery Subdivision. Number three is Bill Henry's Tree Service. Number four is ALFACOR, and number five is the Stateline/Restaurant Depot. Then we have a discussion item about the Route 22 corridor. So, without further ado, I would like to make a motion to open tonight's Public Hearing.

PUBLIC HEARINGS:

1. **HOME DEPOT, 80 Independent Way, Tax Map ID 56.-1-23** – Public Hearing to Review an Application for Site Plan Amendment, Conditional Use Permit and Special Permit
Omar Mansour and Rich Procanik 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: Do we have representation from Home Depot? First, Ashley, before they come on, explain why we have a little glitch here.

Town Planner Ashley Ley: So the mailings were not sent out with a sufficient notice period so, while it was noticed in the paper, it was on the agenda; we need to allow the public, or the neighbors' sufficient time. So we are opening the Public Hearing to allow any members of the public who saw the ad to participate and to ask their questions but we have to continue it to the July meeting.

Chairman LaPerch: All right. Thank you. Ashley, I apologize, can you introduce your associate that's joining us here?

Ms. Ley: Yes, so, I, my colleague Krithika is joining us this evening to see how the meeting flows as a training exercise.

Chairman LaPerch: She's familiar with the applications?

Ms. Ley: She is. She's been working on reviewing applications for the Town for quite some time.

Chairman LaPerch: Very well. Thank you and welcome.

Chairman LaPerch: All right, so Home Depot representatives, this is a Public Hearing so I know Ashley said that we were going to continue it but for anybody who is joining us tonight, I'd like you to walk us through what you're proposing; what's on the screen and knowing that we're going to continue this to the next meeting.

Mr. Mansour: Good evening, this is Omar Mansour with Greenburg Farrow. We have Home Depot and with me I have the, our engineer Rich Procanik, who will be making the presentation; take any questions.

Chairman LaPerch: All right. Thank you. Welcome.

Mr. Mansour: Thank you.

Mr. Procanik: Should I just go ahead and outline the changes?

Chairman LaPerch: Yes, please. This is... Rich, this is a Public Hearing so address the public then the Board will have questions; follow-up questions. Then we'll open it up to the public but know that we are going to continue this because of the mailing issue.

Mr. Procanik: Understood. So we submitted revised plans in a letter outlining everything that we did change on this plan. Really the only things that are material to the actual application, project that's really going to be seen and reviewed by the public is going to be we reallocated some of the outdoor seasonal sales. If you recall last month, we came in with two different schemes. One was for a weekday; one was for a weekend and it caused a little bit of confusion. In hindsight, it... we wanted to approach it a little more streamlined. So we're proposing a more conservative option of

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

which we use the most of the parking lot in comparison to the two; which was previously the weekend which will now be everyday for the most part. So, on the bottom of the plan, in that area, we just eliminated that other layout option and we're going to proceed with this as our full build out. We... one of the comments was to further identify and provide better descriptions for some of those areas; including live plants and just general staging and storage of dry materials which we did do that. On the plan we even also updated our legends. One thing that did come up during the presentation of it, as a comment, the Board expressed concern about pedestrian safety so we went back to the drawing board; look at it and talked to Home Depot and what we believe will be best for the site would be additional striping. You know, not your typical eight-foot-wide, but a wide berth pedestrian crossing right in front of the garden center; with yield signs, not yield signs, I apologize, yield pavement markings on the asphalt. It'll be yellow. It would be highly visible. In the past, we've had great success using this to kind of calm the traffic as it navigates through the parking lot.

Chairman LaPerch: OK. What else?

Mr. Procanik: Just some other little, little things. We ran a truck turning template for the fire engine. It works fine. We updated some of the bulk requirements to be consistent with the review letter, but the only material change to the design were those two things I just mentioned.

Chairman LaPerch: All right, all right. Any other comments from you regarding it?

Mr. Procanik: No, that's it.

Chairman LaPerch: OK. All right, all right. Let me start off because I actually, I apologize, I was up there a couple of times over the last week but most recently three days ago and I appreciate the fact that you, you're addressing the comments from our consultants and I think ultimately we'll figure this out, but I got to tell you I went out there the other day and the place looked like hell. The grass hasn't been cut since day one. I have seven pictures showing carts all over the place in parking spaces, an old bike laying in the middle of the road, garbage everywhere so I get what we're doing in terms of what you're trying to accomplish for your outside storage, but the place to me looks horrible and I... I'm not sure why; knowing that you're going to have a Public Hearing in front of us here. That place wasn't cleaned up. I think you should be embarrassed firstly because the grass hasn't been mowed since day one and there's garbage and I can... I'll share with, I will share with you after the meeting the pictures. This is my pet peeve; I... I... you know, how you come in front of a Board asking for help when you can't even, and the property maintenance issue is worse than your problem at this point. So, I know I'm drilling the messenger here, but obviously you're not talking to your client though. So, other Board members, Mr. King, do you have any? I'm sorry, Lynne, do you have any questions for the applicant please?

Boardmember Eckardt: I do. I have a few of them. My question is on the front sidewalk where it says eight feet clear sidewalk area; right in front of the garden center. When I've been there, it's actually where the tomatoes and herbs and everything used to be. It was, you had to really walk in the fire lane, the sidewalk was not clear. Is that going to be kept clear now?

Mr. Procanik: Yes, it's always been the intent to keep it clear. If there's issues where it has not been, what we can do is propose to implement that solid white striping around these dedicated areas. This way it provides a visible barrier for the employees in the store to understand that that's where they need to keep the planting materials.

Boardmember Eckardt: OK. I think that's really important because that... people... it's beyond the, where you're going to put the traffic calming stripes, and I actually like the breakaway idea better, personally, but I know the stripes will be helpful but.... Also, on the side now of the garden center, so below the garden center where it says, right beyond the fire lane, are people allowed to go, are customers allowed to go back there or are they not allowed to go back there?

Mr. Procanik: It's tough to say they're not allowed to go back there. They can drive around the store. It's not encouraged; we're not putting anything out there for the customer to have the desire to walk around. It's just going to be mulch with the intent to bring it into the garden center or bring

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

that mulch to a pickup area for the customer. We're not selling anything; we're not advertising that area. It's just the staging of the materials before it's purchased or brought into the store.

Boardmember Eckardt: OK and do customers sometimes help themselves over there or is that not done at all?

Mr. Procanik: It's not the intent. I can't speak firsthand but it certainly is not our intent.

Boardmember Eckardt: OK. Do you know how high the mulch, the stacks are out there, the pallet stack?

Mr. Procanik: We typically do two pallets high; which is about 10 feet.

Boardmember Eckardt: OK, because I know there have been a lot of accidents with, when customers will go and, you know, they're... they don't want to wait and they help themselves and my concern over there is safety. I don't know whether it would be better to post that area as more out of bounds for customers, but I know it can be a problem.

Mr. Procanik: So, what we can do to resolve that is that we can just put 'loading trucks only' or 'delivery only' and this way it'll discourage pedestrians a little bit more, and one thing I apologize I failed to mention. At the last meeting there was also concern about the fire lane. So, at a couple of places along the rear of the store, we are proposing some pavement marking that say, 'no parking fire lane.' You can see two of them on the screen right now.

Boardmember Eckardt: OK, and there was shading that's been removed on the lumber staging area. I wasn't sure where that; was so is there not going to be a lumber staging area any longer?

Mr. Procanik: It, I think we just changed the hatch to try to be more clear so I apologize if it came across as less clear, but that entire area is the lumber staging area as previously approved under a separate application.

Boardmember Eckardt: OK, all right, and there was one other area that I was curious. I don't have it in front of me. I mean my main concern is customer safety and, while I think that the shading, the traffic calming will help, I still have a few concerns with that, but you have answered my questions and I appreciate it. So, thank you.

Chairman LaPerch: Now, we have another Public Hearing so, in case you have a couple other questions you missed, we'll come back.

Boardmember Eckardt: Great. Thank you.

Chairman LaPerch: Thank you as always. Mr. King?

Boardmember King: My only question was with the new area that's highlighted out there, and hopefully you are moving stuff, the tomatoes and what-not out of that fire lane area and into the fenced in area. Is there... is there any thought of putting a register out there so that people don't even have to go in; so they can just hit that, hit that area then leave?

Mr. Procanik: No. I understand, it's one of those tricky situations. Some municipalities want the outdoor sales; some don't but from Home Depot's experience, they want to keep all cash transactions, or credit transactions within the building. It's a safety concern and we found that it runs a little bit more smoothly that way. If it's a fenced in area, they can either, depending on the product, pay for it first and then go out there; or they could put a hanging plant in a basket, wheel it across the drive island and pay for it within the outdoor garden center.

Boardmember King: OK.

Chairman LaPerch: I mean that's a great, great question because in Rye, NH, they have exactly what you're describing; a register outside so you don't have to trudge through the whole store. So, you're saying, Rich, you're saying that's a local decision?

Mr. Procanik: Yes, Home Depot looked at it on a case-by-case scenario. I think in the 15 or so I have done, they have not proposed an outdoor register recently. I know that they did a while back, and from what I hear from Home Depot and I guess it's a little bit of hearsay so please excuse me, it didn't, it just didn't work for them at the corporate level and they would just prefer to have it... to have the transactions occur within the building.

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Chairman LaPerch: All right. Thank you. Mr. King, any other questions?

Boardmember King: No, just, it just seems like it creates unnecessary cross traffic when you, when you try to get in and out.

Chairman LaPerch: Good point. Good question, I agree. All right, Mr. Cyprus?

Boardmember Cyprus: Hi Tom. Yeah, a comment and a question. Rich, again sorry for shooting the messenger, but just as a follow up to Lynne's comment. You know, not only is there not normally a clear sidewalk area, frankly, most of the time, there's stuff into that, that cross-hatched, or whatever, area. Anything you can do to get that pushed back would be appreciated. I know you mentioned some extra lines and stuff, but would you please make sure that message gets across. The other thing, I think, either I was confused by her question or your answer, but that, that cross-hatched area that says 'seasonal sales area', you're saying that's not for customers? I thought that was like where you put the bigger trees and they wanted...

Mr. Procanik: No, I apologize. Maybe I misunderstood. So, the little triangles on the bottom of the sheet; that's what I was referring to, the outdoor storage area.

Boardmember Cyprus: So there, there, where Ashley's moving the cursor?

Mr. Procanik: Yes, little triangles.

Boardmember Cyprus: No, I'm talking about up above.

Mr. Procanik: Yeah, so that will have product and it will entice the customers, customers to walk over there but that path of travel will start from the sidewalk and into that pavement area and the entire, you know, outdoor seasonal sales will be oriented so that you'd have to be within that area to view the products. You, you wouldn't walk into the fire lane to look at something. You would walk, you know with that, where those existing parking spaces once were. That was something that was previously approved on a previous application, and any issues, you're probably more familiar, you are, more familiar with this site and how it operates than I am. I've been out there a few times, but certainly not as frequently as you have. If there's any concern, we'd be happy to help address them now with that area.

Boardmember Cyprus: Yeah, I don't think I have a concern about that area. I thought that's what Lynne was asking about and I thought your answer said no one was going to be there; which was confusing, so...

Mr. Procanik: Yea, thank you for checking; especially on the record.

Boardmember Cyprus: You know, just reinforces keeping that pathway as clear as you can, and I have nothing else, Tom.

Chairman LaPerch: Eric, you brought up a good point. I think everybody just brought up a good point; which I... I think next meeting, since you don't seem that familiar... You know, you've only been out there a couple of times, I don't know why the local General Manager shouldn't be on this call because he knows everything about the project and you're, you're kind of guessing some of these things about what's going on up there. I think this is a big project. There's a lot going on here. I would like local representation at this meeting.

Mr. Procanik: Sure, we'll make sure and have some.

Chairman LaPerch: It's only fair. I mean, you're answering questions for a guy, for somebody that should be here answering on a local basis here, so... I have one question before we close the public... Can you scroll down, Ashley, down near the contractor area, on top there, where the contractors get preferred parking? Up top; scroll down there.

Ms. Ley: Oh, the top?

Chairman LaPerch: Yeah, right there. This, right there where the... in the front of the building where they have preferred parking there, and the contractors can pull inside here underneath the overhang, but they seem to be parking on the other side of there also. So it's creating a logjam here, right where your hand is. Move back, Ashley, right, near the 30, right there. Right on the 30 there, they're parking on outside of there also as, as contractors. So I...

Mr. Procanik: It's something we need to resolve.

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Chairman LaPerch: So I... that's why I need the local guy, OK?

Mr. Procanik: I agree with you. We will make sure there's a representative on from the store to address your concerns and to speak a little more about it.

Chairman LaPerch: I know, Rich, you're taking the hits. You're taking all the hits, that's why I want to have someone local.

Mr. Procanik: Quite OK.

Chairman LaPerch: I think I'm finished with the Board questions here. This is a Public Hearing, so if there's anybody in the public that would like to ask a question, at this point, please via the Zoom meeting, state your name and address for the record. You're being recorded. So, Ashley or Victoria, is there anybody here that has a question that we can get them on?

Ms. Ley: If you have a question, please use the raise your hand feature. If you've dialed in by phone, press *9. (Pause.) I don't see any hands raised.

Chairman LaPerch: OK. The good news is we're going to have another one. I think that I heard that we're going to continue to the July meeting but I see my notes say June 22nd. Is that the real date?

Secretary Victoria Desidero: I didn't know for sure, Tom, so I just put it in as the 22nd. I think the question is for the Home Depot representatives; whether they get their mailings done.

Mr. Mansour: I can jump on that. I'm waiting on the Tax Assessor to send me back the form. I mean, we got the notification on the 27th; shipped it right away and there is no way from the 27th we could've made it and attend this prior... That was our problem.

Ms. Desidero: Well, actually, I kind of addressed that in my e-mail to you but you're saying now you don't have the list from the Assessor?

Mr. Mansour: I requested it. I should have the list back by tomorrow, by FedEx. So as soon as I have it, I'll send it out.

Chairman LaPerch: So are you, so what Victoria wants to know is that. I don't want to say June 22nd to continue the meeting if you're not comfortable that this mailing can get accomplished by that meeting date.

Mr. Mansour: I should be able. We should be able to do it for the 22nd. We still have four days for that, and as I said, it's FedEx, and everything will be ready to go right away.

Chairman LaPerch: OK, great. We'd like to get this resolved ourselves too. OK, so if there's no further question from the public, I have a motion here.

The motion to Continue the Public Hearing until June 22, 2020 was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

Chairman LaPerch: Gentlemen, thank you, I'd like to see the manager here at the next meeting and the lawn cut.

Mr. Mansour: Will do.

Mr. Procanik: Thank you.

Chairman LaPerch: Thank you.

Mr. Mansour: OK thanks.

REGULAR SESSION:

- 1. WATCHTOWER DUST COLLECTOR, 1801 Route 22, Tax Map ID 46.-4-23** – Review of an Application for Final Approval of Site Plan Amendment.

Richard Eldred and Eddie Walker of Watchtower appeared before the Board.

Chairman LaPerch: OK. Let's move onto the Regular Session here.

Ms. Desidero: Ashley, can I have the screen back for a minute? I'm trying to figure out who's, thank you, OK. I think we have Eddie Walker and somebody else... Richard Eldred.

Chairman LaPerch: For Watchtower? OK. So, I have the Watchtower Dust Collector; located 1801 on Route 22. I have representatives for this application. Please state your name.

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Mr. Eldred: My name is Richard Eldred. I'm with Watchtower.

Mr. Walker: Eddie Walker.

Chairman LaPerch: Welcome, gentlemen. Can you tell us what, you're here for final approval? Can you tell us what you're looking at... what the final approval is for?

Mr. Eldred: That would be for the dust collector pad at the rear of the building at 1801. On that will go the dust collector that will collect dust from inside the building. It's small saws and things of that sort.

Chairman LaPerch: So it's a wood shop?

Mr. Eldred: Yeah, it's a wood craft shop. They do custom furniture for back in Bible times for some of the videos that are shot; not there but at other locations.

Chairman LaPerch: OK so staging. OK, I really have no questions. Our consultants are pretty comfortable. Lynne, do you have any questions for the applicant please?

Boardmember Eckardt: I do not. Thank you, Tom.

Chairman LaPerch: Thank you. Mr. King, any questions for this applicant?

Boardmember King: No questions.

Chairman LaPerch: Thank you. Mr. Cyprus?

Boardmember Cyprus: I do not, Tom.

Chairman LaPerch: OK. That being said then, I'd like to make a motion.

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

Chairman LaPerch: Gentlemen, thank you. Anything... Victoria, anything for these gentlemen to know about; next steps for them?

Ms. Desidero: No. I just need the final, the sets of the final plan, Eddie, for the Chairman to sign. There's no bond for them so that's it.

Mr. Walker: We'll make sure you get those. Thank you very much. We appreciate it.

Chairman LaPerch: Thank you. Well done.

2. ROTH NURSERY SUBDIVISION, 291 Foggintown Road, Tax Map ID 46.-3-38.1 – Review of a Request for Extension of Subdivision Approval.

Nicholas Gaboury of Bibbo Associates appeared before the Board representing this application.

Chairman LaPerch: Number two, Roth Nursery Subdivision. This is a third extension, six-month extension. Before I introduce them, Ashley, explain to the Board how many extensions are left.

Ms. Ley: So because this is a preliminary subdivision plan approval, there's an unlimited number of extensions. Once they get to be final, then there's a cap.

Chairman LaPerch: Very good. Is anybody here for Roth?

Mr. Gaboury: Yes, Nick Gaboury from Bibbo Associates.

Chairman LaPerch: Hi Nick. Welcome.

Mr. Gaboury: Hi. I'm here on behalf of Bibbo Associates. I wasn't personally involved on this project but I spoke with our Project Manager today and they are simply waiting on the surveyor to complete the plan to move forward.

Chairman LaPerch: Real quick question here, Nick. Is there any substantial changes to this subdivision that we should be aware of?

Mr. Gaboury: I don't believe there's any changes.

Chairman LaPerch: So it's just an extension?

Mr. Gaboury: Simply to get the plan moved. Obviously, the Corona virus kind of held things up a little bit and the surveyor's just taking a little extra time to finish his...

Chairman LaPerch: OK, that's what I was curious about. Thank you. All right. Ms. Eckhardt, any questions for this applicant?

Boardmember Eckardt: I do not.

Chairman LaPerch: Thank you. Mr. King?

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Boardmember King: No questions.

Chairman LaPerch: Thank you. Mr. Cyprus?

Boardmember Cyprus: Nothing, sir.

Chairman LaPerch: OK.

The motion to Grant a Third Six-Month Extension of Preliminary Subdivision Approval was introduced by Chairman LaPerch, seconded by Boardmember King and passed by a roll call vote of 4 to 0 with 3 absent.

Chairman LaPerch: So you got your extension. Good luck. Thanks, Nick.

Mr. Gaboury: Thank you.

3. BILL HENRY TREE SERVICE, 47 Prospect Hill Road, Tax Map ID 56.15-1-6 – Review of Application for Final Approval of Site Plan Amendment.

Jamie LoGiudice of Insite Engineering represented the application.

Chairman LaPerch: Number three on our agenda tonight is Bill Henry Tree Service, 47 Prospect Hill Road. Who do we have tonight for Bill Henry?

Ms. LoGiudice: Jamie LoGiudice from Insite Engineering, Surveying and Landscape Architecture here. How's everything?

Chairman LaPerch: Welcome, Jamie. OK, so Jamie, quickly walk us through what we're approving here tonight if you don't mind.

Ms. LoGiudice: Sure, so we're here tonight looking for an amended Site Approval for the property located at 47 Prospect Hill Road. Mr. Henry is looking to basically expand the outdoor storage to the south. He had it originally to the front end of the property. Now it's in the back of the building, the proposed buildings. He wants to relocate also the wood burning stove to the back of the building, as Ashley's pointing. We have gotten a new business sign that's located at the front entrance on Prospect Hill. We're adding some aluminum gates at the front there with some stone piers, then some additional retaining walls on the western side of the property just to decrease the intensity of the slopes that were there.

Chairman LaPerch: Doing a nice job. I drove past there today. It looks pretty good.

Ms. LoGiudice: Thank you.

Chairman LaPerch: So I don't have any further questions. You seem to satisfy all our consultants at this point so Miss Eckardt, any questions for this applicant?

Boardmember Eckardt: No questions. I'm sorry I didn't get to drive by but I'm glad to hear it's looking good.

Chairman LaPerch: I'm telling you, Lynne, it looks great. He really did... he's doing a nice job.

Boardmember Eckardt: Yeah, I think moving things to the back is great, too, so thank you, Jamie.

Chairman LaPerch: Yeah, he's doing a nice job. Mr. King, any questions?

Boardmember King: No questions.

Chairman LaPerch: OK. Mr. Cyprus?

Boardmember Cyprus: I'm good, Tom.

Chairman LaPerch: Good. Thank you.

The motion to Grant Final Site Plan Approval was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

Chairman LaPerch: You passed. Congratulations. Well done.

Ms. LoGiudice: Thank you so much.

Chairman LaPerch: Victoria, anything for Jamie to know about?

Ms. Desidero: Only if you want to send plans for signature.

Ms. LoGiudice: I will send you those, yes. Thank you.

Chairman LaPerch: Please do. OK. All right.

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

4. ALFACOR, LLC, 291 Deans Corner Road, Tax Map ID 78.-2-25 – Continued Review of Application for Site Plan and Conditional Use Permit

Nicholas Gaboury of Bibbo Associates and Bernie Adler of Chazen appeared on behalf of the applicant.

Chairman LaPerch: Anything else, Victoria?

Ms. Desidero: Chairman, before you go on... can... I think... I'm not sure but I think Mr. Adler may be here for ALFACOR. Is that right, Nick?

Chairman LaPerch: Yeah, I see him down below here.

Mr. Gaboury: Yes, I believe so.

Ms. Desidero: OK. I just want to unmute him.

Chairman LaPerch: Thank you. OK, so the next application is Alfacor, LLC, 291 Deans Corner Road. Please identify who you are for the meeting please.

Mr. Gaboury: We have Nick Gaboury here from Bibbo Associates; the project managers and engineers for the project. We also have Mr. Adler from Adler Consulting/Chazen Companies; who prepared the traffic study in case there's any specific traffic-related questions that need to get answered.

Chairman LaPerch: OK. Would you mind, Nick, just walking us through where you are in the process and a little bit about the project?

Mr. Gaboury: Sure. Our, our project got a little sidetracked before the whole Coronavirus; when we had to get the Special Permit for the fill that was imported to the site.

Chairman LaPerch: Right.

Mr. Gaboury: I believe that was the last meeting that we had for this particular parcel. We had that fill package approved and that's been finalized with the Town Engineer. We... the Site Plan itself has remained fairly unchanged since the last meetings; some slight grading changes and some drainage changes have been added as per DEP (Department of Environmental Protection) comments for the Stormwater. We've also started laying out the Putnam County septic and well permits. The... on the new Site Plan you'll see well lines and sewer lines added and we've added truck turning templates in accordance with the last memo from the Town Planner. There's a question about truck templates leaving the site. We've incorporated trucks coming into the site and previously, Adler Consulting had submitted turning templates for entering and exiting the front of the site. So I believe we've given everything we can add; templates from the loading areas out to the main street, if that's... if that's necessary. That's the extent of the plan changes themselves. The main issues remaining are more geared towards the traffic side of this project. We have submitted additional, on top of the original traffic study, we've now submitted two additional rounds of responses to AKRF memos. There's a couple of minor comments remaining about memorializing some of the impacts in the final version of the traffic study; which I think we can handle. The real issue where we would maybe have the Board think about this a little bit is the consideration for a Warrant Study in the Town of North Salem at the Hardscrabble Road and I-84 northbound ramp, off-ramp. We feel that this is a little beyond the scope of this particular parcel. We've already prepared very extensive traffic information for the Town to review and the Warrant Study at that intersection encompasses so many other factors that it is beyond this particular application. So, we'd like to have the Board consider that as part of this final approval and the conditions of it.

Chairman LaPerch: Thank you, Nick. I agree with all the other issues. I did have a conversation with Ashley about that specific traffic issue you're speaking of and she's going to kind of let you know what our thoughts are on that right now. Regarding our DOT (Department of Transportation) issues because I think we're very consistent not only with this application but similar type applications that we weren't sure what the warrants were, what the report was going to show us. So, Ashley, can you kind of let him know what our thoughts were today?

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Ms. Ley: Yes, so the precedent in the Town has been when there's an application like this where you're right at the cusp of or you have shown an impact... There are many factors contributing to that impact that are beyond your project and it is a light that is controlled by the NYS DOT. What we've done in similar applications in the past is we've held money in escrow to do the study a year from opening and we've coordinated with DOT on the study. On a similar application a few years ago, DOT at the time of the Warrant Study said, 'we don't see the need for a light at this location' and the money was refunded in full. It's important that we be consistent. If there's a concern about this because of its location, in this case, it is outside of the Town, we would be happy to meet with you and with DOT to discuss what their concerns are for that intersection and whether or not they feel further mitigation is warranted on behalf of this project.

Chairman LaPerch: Nick... Nick, my personal opinion... my personal opinion is I don't believe you have to take that burden on as this project. There's a lot of other projects and users on that road, and I don't think it should be your burden totally, but I, as Ashley said earlier, we've driven to Poughkeepsie many a-times on big projects to make sure that, you know, we understand what the DOT's looking for and most cases, they, they've been very favorable in terms of not needing it. This is outside our purview. So, if you want to have a conversation with your consultant Mr. Adler, myself, and Ashley, and a staff review to kind of figure this out and see what works best for you, I'm up for that because I personally don't think the burden should be on one applicant. So, talk to your... you know, the owner here, Mr. Alfredo and see if he wants to have that conversation, but that is to me the only remaining issue in terms of the traffic issue, in my opinion.

Mr. Gaboury: I agree. The other item that could affect that is the... obviously the end user of these buildings. These warehouse facilities have been designed with the traffic study as a generic based on the ITE Trip Generation Manual. If a particular use comes in and that first year shows much less traffic, it would, may be at that point, the monies, if they were put up, would be then returned to the applicant as more of a bond rather than an escrow; if its warranted that the traffic (inaudible)

Chairman LaPerch: (Inaudible) work with you on that.

Ms. Ley: If the Warrant Study is not required, the money would be returned in full, and, you know, we could take another look at that at the time that you have a user. If it... if your user and the trip generation rates for the user show there will be no impact, it could be returned at that time.

Mr. Gaboury: I think after a year, we, hopefully, you know, knock on wood, everything is starting to get back to normal, but obviously the Coronavirus has affected traffic pretty substantially through this area.

Ms. Ley: Right.

Mr. Gaboury: And we don't quite know what the world's going to look like in a year with...

Chairman LaPerch: No, we agree, Nick. Nick, we agree with everything. We don't have to get, you know, if it's a good time to do traffic studies based on what we're living through here but we're willing to talk to you and once you identify, if its earlier than normal, great, that you identify a user, we can kind of take this issue off the table earlier if, if it warrants it, but at this point we want to be consistent with other applications we had in the Town and just in case... But my personal opinion is I don't think you should be burdened with the whole thing on that street. So we're willing to have a conversation with you about this issue but we've got to be consistent as a Town. OK?

Mr. Gaboury: Now in the... in the latest memo from AKRF, they do reference that they'd like to potentially set up a Public Hearing. Is that?

Chairman LaPerch: Well, that's the action item tonight.

Ms. Ley: Yes, so there was never a Public Hearing held on this application.

Mr. Gaboury: Right.

Ms. Ley: So what would happen is we would schedule the Public Hearing tonight for the first meeting in July. At that meeting, hopefully, these traffic issues can be resolved in advance of that meeting. We can have... we'd be... like I said, we'd be happy to go up to DOT or have a Zoom meeting with DOT in advance of that Public Hearing and then at that Public Hearing, if no

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

substantial comments are raised, the Public Hearing could potentially be closed and the Board could consider a SEQR determination at that meeting.

Chairman LaPerch: Sounds good, Nick?

Mr. Gaboury: Sounds good. Yeah, that sounds good.

Chairman LaPerch: That sounds fair, right?

Mr. Gaboury: Yes, we'll reach out to Ashley, and between us and Adler, we'll try to get some info and something settled before the July meeting so that we can...

Chairman LaPerch: I want to be part of that meeting, Ashley.

Ms. Ley: Yes.

Chairman LaPerch: OK. Lynne, any questions for this applicant please?

Boardmember Eckardt: I do and it is on traffic. Do we... our hours of operation are... is this warehouse and I assume it is going to be operating on weekends?

Mr. Gaboury: The initial thought was that it's going to be working on Saturdays, but not on Sundays. Although there'll be an occasional single employee maybe showing up on a Sunday to do a service or something onsite, but it won't be a full operation. That was the initial consideration in the Statement of Use.

Boardmember Eckardt: OK. The one thing I don't... I didn't read the entire traffic study. I read the AKRF piece, but my concern is on Saturday. If you know the area well, on Saturdays, that exit off I-684 is actually closed because of traffic. Because there is so much traffic for, and maybe this is all going to be moot after COVID but there is so much apple picking at the orchards there. So I do think that the Warrant... I think it's really important to, and I agree with Tom, you don't need to foot the entire bill. It should be shared. There are a lot of other users on that road but I do think that it's really important to hold money for the study because it's, it's going to get busy again, and as I said, on Saturday and Sunday, that exit is entirely shut down. A light there would actually be very, very beneficial on the weekends.

Mr. Gaboury: Right. I actually go through this area. I live in North Salem and I travel from Somers to North Salem for work. So I go through this area all the time and it's... during the apple season, seasonally, there is a very large number of people getting off the highway coming up north from the city to hit the orchards. Typically, on those really heavy days during that season, there is a traffic cop waving and controlling traffic at that area, and just to note, going back to the Glickenhau report, the... when this was previously a soccer facility on the site back in 2016, the Saturday midday traffic for that use was... Trips generated 181 total trips, which is far exceeding what our warehouse facility would be using in those same Saturday hours. So we are, as in comparison to the previous Glickenhau application, we are substantially less traffic than was proposed for that use.

Boardmember Eckardt: Right; heavier traffic. I just think it should be noted because it's... it is a mess on the weekends, so that's all I have on it.

Chairman LaPerch: Thank you, Lynne, that's a good point. All right, Mr. King, any questions for this applicant? (Pause.) Mr. King?

Boardmember King: I couldn't unmute. Sorry. No questions.

Chairman LaPerch: All right. Thank you, sir. All right, Mr. Cyprus, any questions?

Boardmember Cyprus: Really nothing to add, Tom. I'd love to see you have that meeting and I share your view, so that's it.

Chairman LaPerch: OK. Well, thank you, OK. I have no further questions here so, Nick, I just want to say. Victoria, before I go there, you're saying July 13th is the earliest he can get on.

Ms. Desidero: Yes sir, the first meeting in July.

Chairman LaPerch: Nick, can you hit that target date?

Mr. Gaboury: We can get the mailings out for that. We'll work on getting everything set up with the traffic before then.

Chairman LaPerch: Please do. OK.

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Mr. Gaboury: So I'll get our front office working on the mailings.

Chairman LaPerch: Very good. OK.

The motion to Set a Public Hearing for July 13, 2020 was introduced by Chairman LaPerch, seconded by Boardmember King and passed all in favor.

Chairman LaPerch: Thank you, Nick.

Mr. Gaboury: Thank you very much. Have a good evening

5. STATELINE / RESTAURANT DEPOT, US Route 6/202, Tax Map ID 68.-2-48.1 & 48.2

– Review of Application for Final Subdivision Approval

Jeff Contelmo of Insite Engineering and Paul Camarda appeared before the Board. **Chairman LaPerch:** All right, here we go. Final, number five, Stateline/Restaurant Depot. Who do we have here?

Ms. Desidero: We have Jeff, and I believe Mr. Camarda is here too. They're all unmuted.

Mr. Contelmo: Hi, Jeff Contelmo from Insite Engineering.

Chairman LaPerch: Hi, Jeff, welcome. So, Jeff, do me a favor? Looking to do a final Site Plan approval here. I believe all of our consultants have signed off on it. The check has cleared the bank and I thank you for that. That was one of the biggest things I wanted to make sure was tucked in; that money, bond money, and I appreciate Mr. Camarda for his efforts in getting that in a timely manner. I think you have everything done, but Jeff, just because it's a Public Zoom meeting, just once again, real briefly, what is this application? What am I granting final Subdivision Approval for?

Mr. Contelmo: Sure, we're here this evening for a three-lot subdivision of the Stateline property out on Route 6; between I-84 and Route 6 on the eastern portion of town. This was previously approved for a two-lot subdivision and a large retail center. What we're before you this evening for is final Subdivision Approval; which will just redefine the lots from two lots existing to three lots as proposed and the primary driver in the three lot subdivision is to create an 11 acre lot at the center portion of the property; which would be for the Restaurant Depot Site Plan. As the Board is aware, that Site Plan approval was pending before the Town Board and we're before your Board just for the subdivision.

Chairman LaPerch: OK. That's pretty clear. OK, I have no further questions. Once again, I think the Town is covered with this bond; which is an important item here so, once again, I thank you. Ms. Eckardt, any questions for this applicant please?

Boardmember Eckardt: No questions. Thanks, Tom.

Chairman LaPerch: Thank you. Mr. King? (Pause) Mr. King's having a problem here.

Boardmember King: No questions.

Chairman LaPerch: Mr. Cyprus?

Boardmember Cyprus: No, sir.

Chairman LaPerch: No further questions here.

The motion to Grant Final Subdivision Approval was introduced by Chairman LaPerch, seconded by Boardmember Cyprus and passed by a roll call vote of 4 to 0 with 3 absent.

Chairman LaPerch: Congratulations. Ashley or Victoria, what's the next step for this gentleman?

Ms. Ley: They need to go to the Town Board for final Site Plan, Special Permit and Wetland Permit approval.

Chairman LaPerch: When is the earliest he can get on?

Ms. Ley: I'm not sure when the next... I think the 18th is the next Town Board meeting. I'm not sure.

Chairman LaPerch: This month?

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Mr. Contelmo: That's the time we'll be shooting for. We're also continuing to work with the ZBA and the ARB on our signage, but we do plan on submitting to the Town Board to appear on the 18th for consideration of the other permits.

Ms. Ley: Yes, you can get your Site Plan, Wetland Permit and Special Permit in advance of having your signs approved.

Mr. Contelmo: Correct, that's my plan. Thank you.

Mr. Camarda: Thank you.

Chairman LaPerch: Listen, I thank you, Paul. Well done and best of luck. Hopefully, you get that thing built and it looks pretty.

Mr. Camarda: Thank you, Mr. Chairman and thank you members of the Board. I appreciate it.

Chairman LaPerch: All right, good luck, let us know if we can help.

6. INITIAL ROUTE 22 CORRIDOR DISCUSSION

Chairman LaPerch: All right. Moving on. We have a discussion item on this. Next item is the Route 22 corridor. I will kind of just start off by telling you how this came about and Ashley will tell you what we're looking to kind of accomplish with this. Three, four weeks ago, I, Ashley, myself, and Tony Hay were on a call and I just threw out there that I think it's time to revisit Route 22 but that was kind of started because there was two property owners on Old Doansburg Road: Mr. Bolnick and Mr. Palmer that had been in contact with us over the last couple of months about whether we can have a conversation about re-zoning their property back to the old Zone they're in before we did the re-zoning many years ago. I asked Mr. Hay, our Supervisor, would he be willing to have a conversation about that? He said 'yes' and while we had that conversation, I said 'maybe it's time to revisit all of Route 22' because over the last 10-15 years Ashley and I have fielded many calls on Route 22; on properties that we're saying there that really haven't been able to be developed because of various reasons. We're starting to get some calls now and I think we have to think forward-thinking in terms of what this new world is going to look like. So I thought it would be a timely conversation and I asked Ashley to put together talking points and how this might roll out. So tonight we're going to start the beginning of what could be couple months' worth of discussions to present to the Town Board our thoughts about Route 22; what we could do with Route 22 to open up some properties and some opportunities. So, Ashley, can you frame this a little better than I just said?

Ms. Ley: Sure. So the original Route 22 Master Plan was adopted around 2006 and that focused on just the area between Clocktower Commons and about up to Uncle Bob's or Life Storage, and it really just focused on that section. Right now, because of changes in conditions, we have a number of vacant properties to the south: the old Dill's Best lumber site and then there's also the Doansburg Road section which is currently Zoned RC; that was previously Zone OP1. So there's a number of pre-existing, nonconforming buildings on that strip. I'm suggesting that we look at the whole corridor right from the end of I-684 all the way to the Town of Patterson Town Line. So expanding the... what we'd be looking at. The original Route 22 Master Plan was a Comprehensive Plan and Zoning Analysis in one so the actual design guidelines and everything were incorporated into the Code. So what we would be doing here, is we would be updating the Route 22 Master Plan and we would be doing corresponding Zoning Amendments. The Route 22 Master Plan would then be an appendix to the existing Comprehensive Plan for the Town. You can't have Zoning without it being based on a well-reasoned plan. So this can be undertaken either by the Town Board or the Town Board can designate the Planning Board or a special committee to undertake updating the Comprehensive Plan and Zoning. Ultimately, if it's designated to the Planning Board or a committee, the... either one of those Boards would have to have a Public Hearing. There would have to be a public participation in the process. Once you've reached your consensus on the plan, you would recommend it to the Town Board and the Town Board would have its own Public Hearing. They would conduct SEQRA and then it could be adopted. They could either adopt it 'as

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

recommended by the Planning Board or committee' or they can make additional changes to it. So that's the general process. What we've talked about is having the Planning Board be the committee and having it be something that we could discuss at the end of each Planning Board meeting for the next few months.

Chairman LaPerch: OK. How does this... how does this actually happen here? So, we have a current Use Table for Route 22, correct?

Ms. Ley: Well, there's a number of Zoning Districts along that corridor. So right now there's a section that's HC, there's a section that's SR-22, the special Route 22, and then there's a section that's RC to the north and then to the south, it's primarily OP.

Chairman LaPerch: OK. So what are we going to kind of... so what is basically our homework assignment after each... at the end of the meetings? What are you looking for each Board Member to bring to the table? Are you going to guide us through this process so? I need to understand, you know, you know. I want everybody to be accountable here because this is a big deal to me in terms of the vision of this Town and I... I want to make sure everybody on this Board puts, brings something to the table. So how do you see this unfolding in terms of a process?

Ms. Ley: So, what I see happening is that we would focus each meeting on a section of Route 22. So we could start from the south then we could work up towards the north; focusing on the boundaries of each existing Zoning District because that's an easy way to focus the discussion.

Chairman LaPerch: OK. So, Ashley, there's certain uses along the way there that we've said 'no, drive-in's aren't a permitted use.' So you're saying basically everything's on the table in terms of a discussion of maybe thinking how do we generate some activity, and you know, does it make sense, and then at what point does the public get a chance to kind of say 'I like it, I don't like it,' and how does this get vetted? I know it's Zoom meeting time so I don't want this to say you're doing this without public input. So that's my biggest fear here and I know I don't want to rush it but, you know, how do we get this done right?

Ms. Ley: Right. So, what I... I will develop a memo in advance of each meeting; outlining what the existing conditions are, some of my thoughts on what the recommended actions could be, where changes could be. What I recommend allowing is during, while the Planning Board is discussing it, allowing a period of time where you open the floor to public questions and comments. So it wouldn't be a formal Public Hearing, but during that period of time you would allow public comments, answer questions, have it be a dialogue over Zoom. We could post those memos and by section onto the Town's website so the public would be able to see them. They could e-mail in questions and comments and then once the Board has come up with a full plan; once we've gone through the full Route 22, we would have a formal Public Hearing.

Chairman LaPerch: OK, and then the Public Hearing, then we make our recommendations to the Town Board and will they have a Public Hearing?

Ms. Ley: Yes, yes. They are required to have their own Public Hearing.

Chairman LaPerch: OK. All right. Ashley, I didn't realize. How many Zones are in Route 22?

Ms. Ley: It's OP, there's an OP-1, there's a, the multifamily zone just for a tiny bit of it, HC, SR-22, and RC, and OP-2.

Chairman LaPerch: Would you be able to, besides the memo, send a map?

Ms. Ley: Yes.

Chairman LaPerch: Can you do a map for us because I'm not that much of a map guy?

Ms. Ley: Yes. Each topic, I would have a map. I would highlight what the existing... We could have a 'before' and 'after' map. So very similar to how we did, for those of you who were around for the Comprehensive Plan update, where we had maps and discussed specific sections of especially... of special Route 6; and we had a 'before' and 'after' Use Table. So that, those are the types of documents that I would prepare in advance of each meeting.

Chairman LaPerch: OK. Now this once again, there's other areas in the Town that we'd like to revisit at this point, but we are, you're comfortable saying we can do Route 22 on its own?

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Ms. Ley: Yes, especially because there's a precedent of the Route 22 Master Plan already on the books. I believe that this can be addressed as the Special Area Plan that would become an appendix to the existing Comprehensive Plan.

Chairman LaPerch: OK. Thank you. So, Lynne, you were part of our original discussions. Please give us thoughts about.

Ms. Ley: I think Will had a question. Sorry.

Chairman LaPerch: Sorry. Will?

Town Attorney Will Stephens: Is the Town due for a review of the Comprehensive Plan? I know that something is supposed to be done every 10 years. When was the last time the Town did a Comprehensive Plan review?

Ms. Ley: 2014.

Mr. Stephens: We have some time. OK.

Chairman LaPerch: Good question, Will. We thought the same thing, yeah. I forgot what date it was. So what I'd like to do is I'd like to ask each Board member if they have any questions about the thoughts of what we're doing here. You think it makes sense? The process; there any thoughts about how we handle it? So, Lynne, you and I and Ashley talked last week and so have you any other thoughts since we last spoke?

Boardmember Eckardt: Of course I do but, just when you're (inaudible). I think what's most important is that we do this plan in concert with the DOT. Just knowing that there are no plans or maybe they have plans, you know. I don't want to... I don't know who could be in charge, and I know you're really great in dealing with the DOT, Tom. I think it would be really nice to see if there is anything on the books. If there isn't, I think you know, that's... that's fine.

Chairman LaPerch: I will take the lead on the DOT, Lynne. I... I think that makes sense. I think I... I'll see if they have a 10-year vision; a 20-year plan to see if there's anything.

Boardmember Eckardt: Great. I think that's really important and then, of course I'm big on public participation, and you covered that and I'm really appreciative and, you know, I think that improved aesthetics should be an important goal. We can talk about the side roads and also, I think if... if we are able to do more with connector, interior connector roads as we've been good... I think this Board's been good about that, trying to get them utilized as much as we can. So those are my concerns right now. I think it is overdue and I think it will be a good thing. I'm happy you'll take the lead with the DOT. I love going up there, but of course I'm not around anyhow.

Chairman LaPerch: Yeah, well, listen, if you were here, I'd give you that assignment. All right, thank you for your info. Mr. King, what are your thoughts on what we're thinking of doing?

Boardmember King: First of all, I think it's very forward-thinking to be thinking like that; about what's going to happen, but are we talking about re-zoning everything in advance of ideas? Or are we going to like to announce to the public 'hey, we're open to suggestions, do you have a plan?' and we can re-zone it like looking at that, you know?

Ms. Ley: The latter. So we would be looking for suggestions from the public on what their vision is for Route 22 and then the re-zoning would happen after. So you do the Comprehensive Plan or the Master Plan for the corridor first and then the Zoning is sort of integrated in that and follows...

Boardmember King: Smart.

Chairman LaPerch: So yes, it's well overdue. All right, Mr. Cyprus, your thoughts about this?

Boardmember Cyprus: I think it's great, Tom. It's exciting. I think perhaps that's why I'm probably fairly comfortable. I've... you know, been loosely involved in some of the other efforts over the years. You know, as far as homework goes, as you mentioned, you know, I think the best thing that us Board members can do at this point is just start thinking about, you know, what we want Route 22 to look like some day. Just, you know, keep that in the back of our minds as Ashley's feeding us some information; see where it takes us, but I think it's cool.

Chairman LaPerch: Good. I think I'm excited about it. Ashley and I will get, if it's three or four calls a month about somebody asking about a property on Route 22 and it goes nowhere, because

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

the Zoning doesn't fit it. This is an opportunity to kind of revisit this and see if we're missing something. So, realistically I'm assuming this could take a couple of months at least because of the Zooming and the summertime and things like that. So I want to make sure that this doesn't really get voted on until the fall, at this point at the earliest.

Ms. Ley: Yeah, that would be the earliest.

Ms. Desidero: May I ask a question?

Chairman LaPerch: Yes.

Ms. Desidero: So, do we think this is, this process is actually going to start while we're still doing Zoom meetings?

Chairman LaPerch: Meaning the... the discussions of the Route 22?

Ms. Desidero: Yes.

Chairman LaPerch: Yes.

Ms. Desidero: OK. I have kind of a problem with that. I mean, I've got to tell you guys, these meetings being typed verbatim and a discussion like this? This could be hours and hours of minutes.

Chairman LaPerch: Well, can we use the recording as our minutes?

Ms. Desidero: No. We... they have to be verbatim as long as they're being handled on Zoom. I didn't know we were planning to start this... like.... First of all, I didn't know we were doing it in an open forum, but I also didn't know you were planning to start it while we're still doing Zoom. I don't know I mean, I think if there's a budget for this, somebody maybe has to think about starting to have the meetings transcribed, because I've got three Boards that are all two- and three-hour meetings; two a month for the Planning Board. You know, it takes a really long time.

Ms. Ley: That's a good point.

Boardmember Eckardt: I have a suggestion.

Ms. Desidero: It's a budget question maybe.

Boardmember Eckardt: Could we adjourn the Planning Board meeting and have this as a separate meeting? No, we can't.

Ms. Desidero: Not if it's open.

Ms. Ley: No, we can't. The Executive Order applies to any meeting of a public body where you're deliberating. So, even if we were a committee, we would still have to have verbatim minutes. The only way we could do it is if we had like a separate, a separate working group that was not a quorum where we could have, almost like a staff meeting dialogue, and then the comments at the Planning Board meeting would be limited, but then we're missing out on the opportunity for the public engagement if we do it that way.

Ms. Desidero: You know, I'm guessing... Really what I'm saying is two things. Number one is a timing question. Is it possible we will get back to regular meetings? And the other is, if not, is the budget question. Can we possibly afford to pay somebody to transcribe the minutes?

Chairman LaPerch: I will ask Tony. That's a fair question.

Ms. Desidero: Is there a budget for this?

Boardmember King: What if we posted the Zoom video that you're recording as the minutes?

Chairman LaPerch: You can't.

Ms. Ley: We're not allowed to. It's very specific in the Executive Order that it needs to be transcribed. Zoom does have an upgrade feature where you can get a transcript, but it's going to be full of typo's and missed words.

Ms. Desidero: We tried it. It really doesn't work very well.

Chairman LaPerch: Well, we have two Town Board members on that are hearing this, so I will ask Mr. Tony Hay what his thoughts on this, but I... I think, I'm not sure what's the difference between Zoom and being live. You've still got to type the minutes.

Ms. Desidero: No...

Ms. Ley: It's verbatim versus summary so it is a lot more work to do the verbatim minutes.

**TOWN OF SOUTHEAST
PLANNING BOARD MINUTES
June 8, 2020**

Chairman LaPerch: My apologies. OK, my apologies.

Ms. Desidero: I don't know if you've noticed but the minutes are like, you know, 18 pages from the last meeting.

Chairman LaPerch: Yeah, forever. OK. All right, well listen, that's a challenge I got to figure out but I think, you know, either way, if it turns out we don't have the budget, we got to, we can't do it at this point. I think it's... we have to do it at some point.

Ms. Desidero: Oh, absolutely.

Chairman LaPerch: All right. Good point. So, I think that's it for tonight. I will circle back with Ashley and see what the Town Board's appetite is, for... See if they can help us out with this, and then we'll make a business decision from there. OK, but I think it's a timely conversation, in my opinion anyway. That's why. It's funny... I asked that question 'when do you think, Ashley, we'll be live again?' and you're saying June is... the Governor said.

Ms. Ley: It was extended to June 27th. I think it will be extended one more time, but I can't be sure.

Chairman LaPerch: OK.

Ms. Desidero: So if it's just July, that would be great if we could get back.

Chairman LaPerch: All right, let's see. If it's just around the corner here, and it saves the Town a couple of bucks, we'll do it, but I think we started the discussion. I think I see the heads nodding that this is a good discussion to have. So let's figure it out. OK, I'll end this subject tonight so the next action is I'd like to make a motion.

The motion to Approve the Minutes of May 11, 2020 as written was introduced by Chairman LaPerch, seconded by Boardmember Eckardt and passed all in favor.

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

Chairman LaPerch: All right, that does it for me. Once again, thank you all for helping out tonight. Lynne, stay safe, and Ashley, do me a favor? Start putting your thoughts together for Route 22.

Ms. Ley: Yes, will do.

Chairman LaPerch: All right. Thank you. Good night everybody.

June 19, 2020/VAD/JCC

THE FULL AUDIO RECORDING OF THIS MEETING IS AVAILABLE AT:

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