



**Concerned Residents of Southeast  
Post Office Box 762  
Brewster, New York 10509**

***Special Report***

***December 2002***

**Starr Ridge Farm - Equestrian Center**

**50 horse stable and a one family residence proposed for Starr Ridge Road**

This proposal, for a fifty-horse equestrian facility on Starr Ridge Road, was submitted by **Beyer Associates** and is currently before the boards of the Town of Southeast. According to Willis Stephens, Town Attorney, Southeast regulations would permit 199-horse facility on the site.

The location is just South of Cobb Road and extends to the Algonquin gas pipeline marked by solid yellow candy-cane pipes on both sides of Starr Ridge. In short, it is between two of the five homes that defined the *Starr Ridge Historic District*.

CRSE has reviewed several documents submitted by the applicant to the various boards and agencies. Many phrases and sentences from the applicant's paperwork have been extracted and summarized to prepare this flyer.

Every effort was made to maintain accuracy and context while giving the reader a feel for the scope of the project.

Other responses that were clearly benign in nature are not included. As the project is in its preliminary stages and is subject to change, nothing quoted should cause alarm. We suggest that interested parties review the application and related paperwork at the Southeast Planning Board office in the Village.

The applicant has submitted a preliminary form that is a requirement of the "State Environmental Quality Review Act" (SEQRA). The "Full Environmental Assessment Form" (EAF) is used as a guide by the boards and agencies to anticipate the environmental impact of a proposal and requires brief answers to specific questions.

CRSE found several of the applicant's responses to be of particular interest.

*(continued on reverse)*

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*Vice President:* Laurel Mathews  
*Secretary:* George Yourke  
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Matt Burra Denis Castelli  
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Beth Maley Katie Michell  
Tim Radigan Joseph Verille

CRSE Executive Board member Lynne Eckardt may be contacted for further information.

Lynne is available between 10:00 a.m. and 5:00 p.m. at Middlebranch Farm: (845) 279-5737

CRSE Members are not required to attend CRSE meetings or to appear at board hearings.

We encourage your participation but recognize that many of you do not have time to get involved.

If you support our efforts, please support our group by joining CRSE today.

**According to Beyer Associates, who prepared the EAF document:**

- The site does not include scenic views known to be important to the community.
- Water consumption is estimated to be 10,000 gallons per-day.
- The project will generate 20 tons (40,000 pounds) of solid waste per month to be carted from the site.
- All other waste will go into a sewage disposal system or into a sanitary landfill.
- There are 12 acres of wetlands on this 52 acre site and a total of 28.3 acres of wetlands are on or contiguous to the project area.
- Note: These 52 acres are proposed for subdivision from a much larger property owned by the Beyers. However, the applicant's response to the inquiry: "Total contiguous acreage owned or controlled by the project sponsor" was ZERO.
- The dimensions of the largest proposed structure on the site: 33' in height, 196' in width and 200' in length. (39,200 sq. ft. or nearly one acre.)
- The project will have 810 linear feet of frontage along a Starr Ridge Road.
- The period of construction is estimated to be 24 months.
- The predominant surrounding land use and zoning for the site is residential.
- 20% of the site exceeds 15% slopes.
- 70% of the site is defined as "poorly drained."

As yet, Concerned Residents of Southeast (CRSE) has taken no action regarding this project, except to alert its neighbors.

Obviously, there are several environmental issues to be addressed by the applicant and the boards.

CRSE feels that the aesthetics of this site should be subject to considerable input by the neighbors.

It seems appropriate to note that CRSE is aware that the Historic District designation for Starr Ridge Road comes with no legal protection from the Town or County. However, we do feel that the legislation that provided this designation should and does recognize the aesthetic and historical value of this road and the views from it.

We feel that the designation should not be ignored or disregarded by the reviewing boards from Southeast.

We are seeking input on the environmental impact of this project from Riverkeeper and other knowledgeable allies. We would also like input from the neighbors of the project and encourage your involvement to express your concerns.

CRSE would like to invite Beyer Associates, the applicant, to provide a venue for the project's neighbors to discuss their concerns.

The next item on the agenda of our local boards regarding this project is a Planning Board Public Hearing scheduled for Monday, January 13<sup>th</sup> at the Civic Center. We strongly encourage your attendance.

**CRSE Membership Application**

Please join  
**CONCERNED RESIDENTS  
OF SOUTHEAST (CRSE)**  
so that we may keep you  
informed through our newsletters,  
email and upcoming website.

CRSE dues have remained at  
\$5.00 per year, per-family-member  
since we incorporated in 1997

**Please enroll each adult member of your household.**

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*Name(s)*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*City, State, Zip*

\_\_\_\_\_  
*email address*

\_\_\_\_\_  
*home phone number*

Mail this application to: C.R.S.E.  
P.O. Box 762  
Brewster, NY 10509