

# Southeast Matters

The newsletter of Concerned Residents of Southeast, Inc.

<http://www.crse.org>

April 2003

## CRSE Supports Rational Development in Southeast

*Concerned Residents of Southeast* was incorporated in New York State as a 501 C-3 not-for-profit community group in early-1997.

Our Post Office Box number has remained the same since it was opened in 1997 and provides a constant address while our executive board members change with elections.

Your membership dues pay for the printing and mailing of newsletters, to maintain the CRSE website, and to hold public meetings to keep you informed about development projects in the town of Southeast. Our effectiveness depends on your support.

CRSE executives and board members are unpaid volunteers who do not benefit, directly or indirectly, from dues or contributions.

Membership dues and donations will be acknowledged with a tax-deductible receipt. ◇

## In This Issue

**The opinion poll** (see insert) was designed to provide feedback to our local officials. This newsletter was sent to every mailing address in the Town of Southeast and Village of Brewster and permits responses from two family members. If more than two adults residing in your household wish to reply, please have them do so by writing on the original form. Only signed responses on original forms will be counted to avoid accusations of impropriety. *Please be assured that CRSE will not disclose any information about individual responses.* We simply plan to tally the results and report them to you and to our local officials. If you return the poll to CRSE without any enclosures, simply fold it in half, put a stamp on it and deposit it in a mailbox.

**The CRSE membership application** (see insert) has been revised to eliminate some earlier confusion and to introduce "life membership." A membership in CRSE is \$5 per calendar year, *per member*. If you have paid in the past year, you are a member in good standing. If you have not, or have paid only \$5 while indicating family membership, we encourage an additional \$5 contribution per member. When paying dues, please enclose the application and your payment in an envelope to return it to CRSE.

## CRSE to Host Speakers in Southeast

**Robert F. Kennedy Jr.**, a Westchester resident, is a leading environmental lawyer, senior attorney for the Natural Resources Defense Council, chief attorney for the Hudson Riverkeeper program, and clinical professor and supervising attorney at the Environmental Litigation Clinic at Pace University school of Law.

Mr. Kennedy is widely recognized as a pioneer in the area of municipal and governmental responsibility and is credited with leading the fight to protect New York City's water supply. Early members of CRSE remember Mr. Kennedy as an impassioned and inspiring speaker who reminds us that we have an obligation to protect and preserve the environment for ourselves and for future generations. The New York City watershed agreement, which he negotiated on behalf of environmentalists and New York City watershed consumers, is regarded as an international model in stakeholder consensus negotiations and sustainable development.

**James Tierney** is the New York City Watershed Inspector General, a position created by a joint appointment of Governor Pataki and Attorney General Spitzer within the New York State Department of Law. His responsibilities include enforcement of environmental law and recommending legislation, regulation, and changes to management practices to address the drinking water quality of the New York City Watershed.

Mr. Tierney has served as an Assistant Attorney General with the Environmental Protection Bureau since 1991. Before joining the Attorney General's office he was associated with the environmental firm of Sive, Paget & Riesel, and served as a law clerk to the Hon. Neal P. McCurn, then Chief Judge of the United States District Court for the Northern District of New York. ◇

## 8<sup>th</sup> Annual Main Street Conference At the Garrison Golf Club, Garrison, New York

May 9, 2003 --- 8:45 AM – 12:30 PM

**CRSE's effectiveness depends on your  
membership and financial support**

Please join      Please contribute

## Top Priority Projects

Some development projects in Southeast cry out for attention and these projects have inspired neighbors to pour out to board meetings and to write numerous letters to the official boards.

**Terravest 2 and 3:** This proposal would relocate Ace Endico food processing plant to Southeast. It includes 72 units of senior housing and will permit future commercial development on 139 acres located at Route 312 & Zimmer Road. This plant will be TWICE the size of Home Depot and currently calls for 3 new traffic lights on Route 312 to deal with the increased traffic. The applicant projects 18 tractor-trailers & 35 box trucks loading and unloading daily.

CRSE and the project's neighbors are concerned about the additional water pollution, noise pollution and further degradation of the already poor air quality in Putnam. We question the validity of identifying the plant as "light commercial" to legitimize its placement in an office-professional zone. We also challenge the description of two-story, three-bedroom, stand-alone structures as "senior housing" to legitimize their placement on lots smaller than one acre.

**The Meadows at Deans Corners** is located on Route 124 at Deans Corner Road south east of the village of Brewster. The 104 lot residential subdivision has triggered legal battles & heated contention by its neighbors and many environmental groups.

Last year CRSE, Riverkeeper, several individuals and several organizations sued the Southeast Planning Board to overturn their conditional final approval of this project... and we won. Judge Nicolai overturned the Planning board's decision, citing its illegality. He directed the Planning Board to take a 'hard look' at a list of environmental issues. On April 14th the Planning Board voted against requiring a Supplemental Environmental Impact Statement (SEIS) thus clearing the way for final approval.

Dead-end roads longer than the allowable 1000 feet still remain in place. These roads cross wetlands and buffers, jeopardizing Holly Stream, the East Branch of the Croton and the reservoirs they lead to. A sewage treatment plant accepted as 'state-of-the-art' remains undefined in spite of requirements of the 1991 approval. In short, CRSE is not convinced that the Planning Board has taken the 'hard look' required by Judge Nicolai's ruling. ◇

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***Our effectiveness depends on your support***

***Please join Please contribute***

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## What's in store for Southeast

The following projects are currently before the boards i Southeast and while CRSE has concerns about some of these applications, this list is provided solely to keep you informed about projects that may be in your neighborhood:

\_ **Weston Chase:** 12-house residential subdivision at the south end of Turk Hill Road. This development received a conditioned "negative declaration" by the Planning Board. CONCERNS: Although current zoning regulations allow only 10 houses on a 1000 foot town road Weston Chase was granted a waiver by the Planning Board in February, 2003. The waiver bypasses applying to the Town Board for a 280a variance and permits two additional homes to be built. Environmental concerns on this property include steep slopes, wetlands and June Brook. Some detention basins are located in the wetland buffer areas.

□ **The Campus at Fields Corner** -- Conference center and residential development. A huge project currently in litigation. *The applicant is suing the Town of Southeast because of the building moratorium.*

□ **Self-Storage Facility:** This 3 story 40,800 square foot structure with a 14 space parking lot is located along Route 6, next to Putnam County Savings Bank on the banks of Middle Branch Reservoir. *(The applicant is suing the Town of Southeast because of the building moratorium)*

□ **Putnam County Savings Bank** parking lot expansion is located at Route 6 & Drewville). Thirty new spaces are proposed.

□ **Rudolph sub-division** – The applicant proposed a two-lot sub-division of the property of the historic Rundle Bloomer House on Route 6 at Drewville Road. *(The applicant is suing the Town of Southeast because of the building moratorium)*

□ **Eagles Ridge Condominium Expansion** - 24 residential units are planned in three new buildings. The project is proceeding based on approvals dating back to the late 1980's.

□ **Southeast Land Fill** is located at Diverting Reservoir and Lower Mine Road. This landfill has been uncapped since it closed in 1985. The estimate to cap it today is nearly \$3 million.

□ **Starr Ridge Farm** - 50 horse equestrian stable proposed for Starr Ridge Road

□ **Beyer subdivision** - This proposal is for a three lot residential subdivision on Starr Ridge Road.

□ **High Ridge Estates** – This proposal is for a four lot residential subdivision on Dingle Ridge Road.

***continued on page three (column two)***

## Recently approved Projects

*continued from page two*

- **Peckham Industries** headquarters on Prospect Hill Road
- **Axel Development:** This is a fourteen-lot subdivision at Turk Hill Road and Allview Avenue.
- **Hardscrabble Club** This recreational facility consists of three buildings off Fields Lane near Route 124. This club was granted a temporary Certificate of Occupancy to operate in one of the building while construction continues on the site.
- **The Highlands** (Home Depot, Kohl's, Linens & Things) - Two additional (multi-use, multi-occupant) buildings have all approvals to be constructed on this site.
- **Stonecrest Senior Housing** – Located on Mt. Ebo Road North. This project consist of apartments for lower income seniors.
- **Middle Branch Dam** - Permits have been granted to NYS DEP to allow extensive maintenance on the dam.
- **Brewster Transit** - parking lot expansion and paving on Fields Lane near Route 124. Expansion and paving was done without Planning Board approvals and was threatened by the board with a “stop work order” on March 10<sup>th</sup>. This project has not been on the agenda since. ◇

- **Durkin subdivision:** This twelve lot residential sub-division is located Brewster Hill Road, near one of Southeast's Superfund sites. The NY State superfund addresses environmental concerns resulting from hazardous waste.
- **Brewster North Station** - Located on Independence Way off Route, this proposal seeks to expand the train station parking lot by 1000 spaces. This is not subject to Planning Board approval.
- **Root Avenue subdivision:** This five lot subdivision is located on the Middlebranch Reservoir between Root Avenue and John Simpson Road
- **Palazetti Warehouse:** This 8000 square foot construction company warehouse is proposed for Fields Lane. Heavy equipment, trucks & construction materials will be stored on site.
- **Barnes Offices, Storage area and Warehouse:** Proposed for Fields Lane. ◇

## Support for local organizations

The Executive Board of *Concerned Residents of Southeast* wishes to encourage your involvement and participation in some of the non-profit and community organizations in the Village of Brewster and the Town of Southeast.

Most of the efforts to improve the quality of life in our communities are a direct result of the works of the Southeast Museum, the Coalition for a Better Brewster, the Landmarks Preservation Society, and similar local organizations. Their missions include preserving and sharing local history, restoring and preserving treasured buildings and sites, providing educational programs in our schools, and encouraging cooperation and funding from a variety of sources including local, county, state and federal sources. Their ability to fulfill their missions is directly dependent on their funding.

For less than the price of one month of cable service, you can join one or more of these groups and provide the support they require and deserve. ◇

### CONCERNED RESIDENTS OF SOUTHEAST

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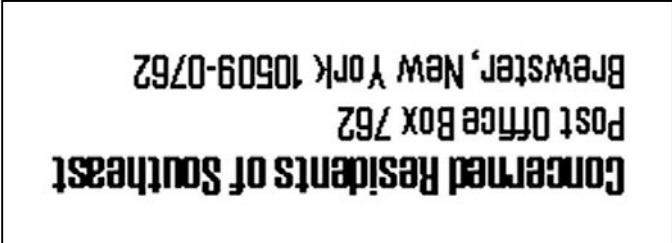
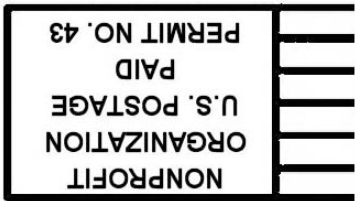
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or email them to: [EDITOR@CRSE.ORG](mailto:EDITOR@CRSE.ORG)

Be certain to visit our web site  
**<http://www.crse.org>**

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## **Robert Kennedy, Jr., Environmental Attorney & James Tierney, Watershed Inspector General to speak in Southeast on May 13<sup>th</sup>, 2003**

Mark your calendars for Tuesday, May 13th (7:30 to 9:00 p.m.)

**Brewster High School** on Foggintown Road (just off Route 312)

Concerned Residents of Southeast (CRSE) is pleased to announce its role in hosting a public forum on issues of local development.

We will introduce ourselves to Southeast residents and to our neighbors in Putnam and northern Westchester counties to express our concerns about regional development and to provide a forum for you to express yours.