

Concerned Residents of Southeast

<http://www.crse.org>

Fall 2007

Recreation/Senior Center:

This November an important \$16.8 million referendum will be on the Southeast ballot. CRSE feels that with a bond of this size it's imperative to have an informed electorate.

A Brief History:

The Southeast Recreation Advisory Committee was formed in January of 2007. Meeting several times a month, the committee mailed a townwide survey and as a result recommended a 64,000 square foot Recreation/Senior Center to be located off Independent Way off Route 312 and Route 84.

The Proposal:

Some of the highlights of the proposed center include the following (for a complete listing of amenities please visit the CRSE website at <http://www.crse.org>)

- 8,500 Square Foot Pool
- 18,000 SF Multi-Court Gymnasium
- 2,400 SF Aerobic Multi-Studio
- 3,500 SF 30 station Cardio & Fitness Center
- 600 SF Dedicated Senior Program Room
- 600 SF Teen Game Room

Finances:

Under the best-case scenario, the Rec Center is expected to cost an average homeowner (with a property value of \$408,000) \$79 per year for 30 years. This presumes that there will be a profit of \$476,297 in the third year of the center's operation. If the center ends up breaking even the cost will be \$124 per year. No costs are given should the center lose money.

The fees to join the new center are on the CRSE website and range between \$20 per year (Seniors- no pool) to \$900+ per year (Family of 3-5 with pool). Our seniors will get a terrific break here but the Rec Center will not take the place of a Senior Center that will have to be underwritten sometime in the future.

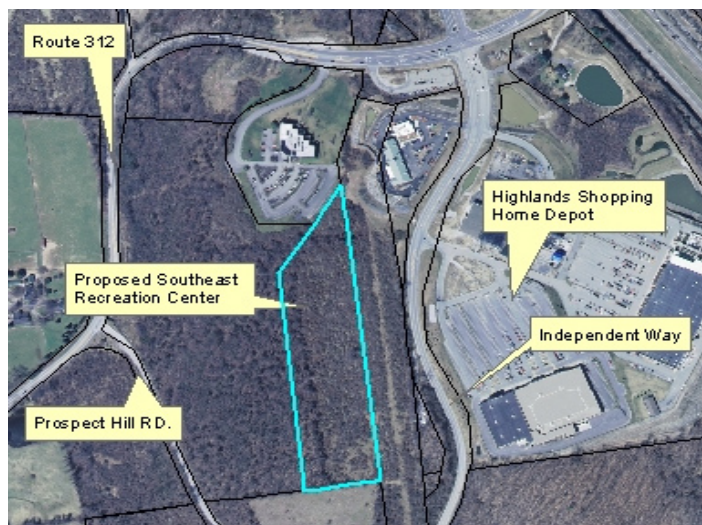
Concerns:

From an environmental stand point, the only negative to the Rec Center's construction is that it will partially be constructed on a ridgeline. Other concerns that CRSE has are past Southeast financial commitments that must eventually be paid through tax increases. These commitments range from capping the landfill to renovation of the Old Town Hall and the new courthouse space on Route 22. These, and other obligations, add up to over \$13 million. Further that doesn't account for the local MS-4 (drainage) regulations that are federally mandated but have no estimated cost that CRSE has been able to obtain.

In addition, a YMCA has been proposed in the Town of Carmel. The site is located less than 3 miles from the proposed Southeast Rec Center.

Finally, the aging Brewster school complexes will need repairs and renovations that may result in a School Bond referendum.

Considering the Southeast Town Budget of '07 (excluding special districts) was approximately \$8.8 million we urge all voters to research this \$16.8 million Referendum thoroughly before voting on Election Day, November 6th.



Concerned Residents of Southeast

<http://www.crse.org>

Fall 2007

A Message from our President

I would like to thank all of the members of the Concerned Residents of Southeast for their continued support. This year, 2007, we celebrate our 10th anniversary. It has been a memorable one for our organization and our community. CRSE has played an important role as an educator of community affairs. We have sent out newsletters, held a public forum and hosted general debates for all the candidates who are running for public office in the Town of Southeast.

We continue to be a participant in the very important environmental lawsuit, the Meadows at Deans Corners. This case is to be heard by the state appellate court on October 18, 2007.

Many changes are occurring in our town. We would like to highlight the retirement of both John Dunford as Supervisor of our town and George Rohrman as head of the Planning Board. We thank them both for their many years of service in the community. Thomas La Perch has been appointed as the chairman of the Planning Board. We wish him well in this important position.

This is an exciting and very important time in the Town of Southeast. It is of the utmost importance that we ask for your continued support and membership so that we can continue our work in our community.

Sincerely,
Ricky Feuerman

Approved Development in Southeast

High Meadow Farm: Welfare Road

This 3-lot subdivision had serious wetland and wetland buffer issues. Despite not getting a positive recommendation from the Conservation Commission to grant a wetlands permit, the Town Board voted to issue the wetlands permit anyway. Final approval has been granted. Not yet under construction.

JP International: Old Milltown Road

This 3-lot subdivision needed a wetlands permit that the Conser-

vation Commission recommended. JP International has its final approval. Not yet under construction.

Root Avenue Subdivision: Root Avenue

This 6-lot subdivision has complex drainage concerns that the former Planning Board Chair described as 'one big mess'. Perched above the already phosphorus impaired Middle Branch Reservoir this development has been granted final approval. Not yet under construction.

Waterview Estates: Allview Avenue

This 4-lot subdivision has sight-line problems with its entrance onto Allview Avenue as well as drainage concerns. Neighboring residents had offered to pay for a 3-D rendering to better understand if the Allview access was safe. The applicant and Planning Board chose not to act on this offer. This project has final approval. Not yet under construction.

Mt. Ebo Senior Housing: Mt. Ebo Corporate Park (Route 22)

This 168 unit, 8 building Senior Housing complex has been approved. One building will be a medical office/clubhouse. Amenities include a clubhouse, a fitness trail and a gazebo. CRSE advocated for additional amenities (such as a pool) that have since been added. The condo/apartments will be sold at 'market rates'. Approved - ground broken.

Triple J Subdivision: Welfare Road

Three houses in this subdivision have been built. A historic barn that had been part of the neighborhood was torn down. Under construction.

Turk Hill Road East: Turk Hill Road

After litigation against the town instituted by the applicant was settled, this 4-Lot subdivision (originally proposed as 7 lots) was approved. Not yet under construction.

The Campus at Fields Corner

143 lot fully approved residential subdivision. The commercial section has been initially reviewed by the Planning Board within the last year. Ground has not been broken for the residential project.

The Meadows at Deans Corner

104 lot fully approved residential subdivision sits on 309 acres of steep slopes and wetlands. This project is under litigation (by CRSE, Riverkeeper, other environmental groups and individuals) and comes before the NY State Court of Appeals in October.

Concerned Residents of Southeast P.O.Box 762 Brewster, NY 10509

www.crse.org

Concerned Residents of Southeast

<http://www.crse.org>

Fall 2007

Projects Still in the Planning Process

Stateline Retail Center: Route 6 East

This 44-acre site comprised of meadows and forest is situated between Route 84 and Route 6 near the Connecticut border. The property lies about 750 feet from the East Branch Reservoir and has wetlands on it.

The proposed retail center will be about 183,000 square feet with parking for about 915 cars. The anchor store will be 135,000 square feet with three additional stores proposed.

CRSE believes that commercial growth would be better suited to the Village of Brewster and that more sustainable corporate growth should be encouraged along the Route 6 corridor. The applicant is currently working on the DEIS.

Moriarty Tree Service: Fields Lane

This is actually a mulching business. Trees, stumps and branches will be processed into mulch on site. There is a 2,400 square foot building proposed. The applicant was asking for over 24,000 square feet of outdoor storage although only 11,250 is permitted. The applicant has since been scaled back to 18,000 square ft. and was asked by the Planning Board to scale back further.

Southeast Memorial Park: North Main Street

This almost six acre piece will be subdivided into two lots. One

3.2 acre lot which will become a Little League field, while the 2.8 acre lot will become privately owned batting cages. There are extensive wetlands on the property so that 75% of the proposed town ball field will encroach in the wetlands and 95% will be in the buffer. There are also concerns about possible ground water contamination.

Tenth Jam: Simpson Road

3-lots on 130 acres. Two lots are residential (10 acres and 20 acres) the remaining 100 acres is in the RC-1 zone. This property has steep slope and drainage issues as it is perched above the already phosphorus impaired Middle Branch Reservoir. Still in the planning process.

Strazza Subdivision: Doansburg Road

This 4-lot subdivision is back in front of the Planning Board. There has been ongoing controversy about a barn that the applicant wants to demolish. From its inception this project has been scaled back considerably and is still in the planning process.

Baker Farm: Enoch Crosby Road

This 5-lot subdivision has ridgeline, steep slopes, stonewall and wetland concerns. This application is still in the planning process.

To become a member of CRSE, fill out this form then drop it along with your contribution in an envelope and send it to:

CRSE, PO Box 762, Brewster, NY 10509

We'd love to have you on board with us as we work together for the future.

Name(s) _____

Address _____

City _____

State _____

Zip _____

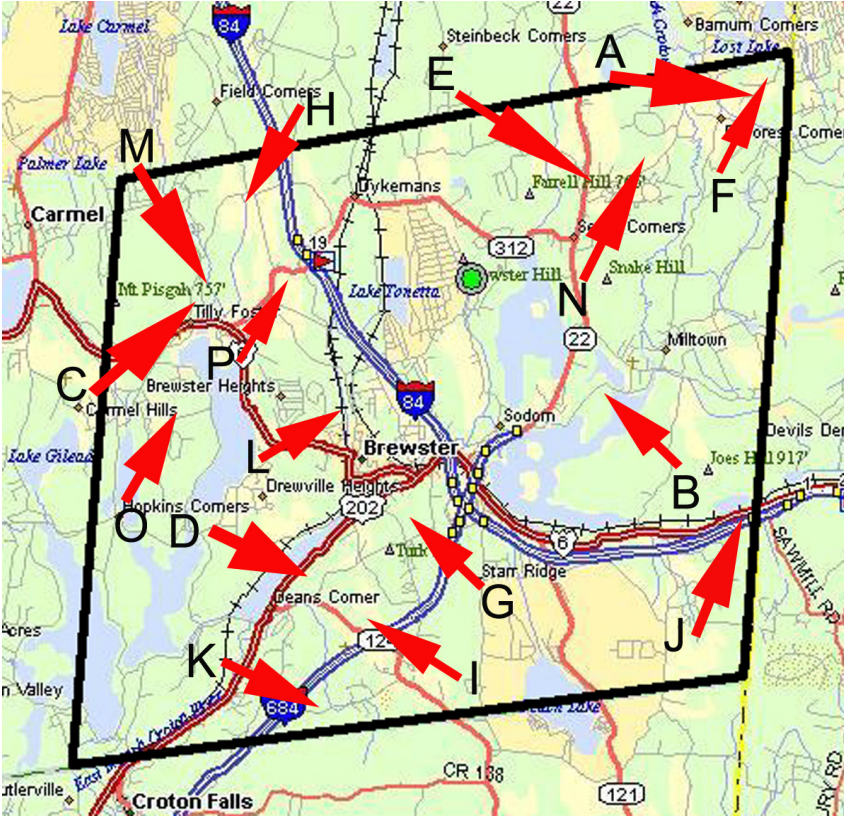
E-mail Address _____

- | | |
|---|----------|
| <input type="checkbox"/> One Year Individual Membership | \$5.00 |
| <input type="checkbox"/> One Year Family Membership | \$10.00 |
| <input type="checkbox"/> Friend | \$25.00 |
| <input type="checkbox"/> Sponsor | \$50.00 |
| <input type="checkbox"/> Benefactor | \$100.00 |
| <input type="checkbox"/> Students | Free |
| <input type="checkbox"/> Life Member | \$250.00 |

Concerned Residents of Southeast P.O. Box 762 Brewster, NY 10509

www.crse.org

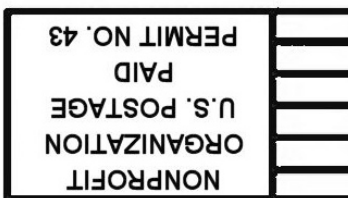
Projects in Southeast



- A: High Meadow Farm
- B: JP international
- C: Root Avenue Subdivision
- D: Waterviw Estates
- E: Mt Ebo Senior Housing
- F: Triple J Subdivision
- G: Turk Hill Road East
- H: The Campus at Field's Corner
- I: The Meadows at Dean's Corner
- J: Stateline Retail Center
- K: Moriarty Tree Service
- l: Southeast Memorial Park
- M: Tenth Jam
- N: Strazza Subdivision
- O: Baker Farm
- P: Southeast Rec Center

Dated Material

Postal Patron
Brewster, NY 10509



Concerned Residents of Southeast
P.O. Box 762
Brewster, New York 10509