

## Letter from the President of CRSE

I would like to thank the members of the Concerned Residents of Southeast for their continued support. I would also like to thank the Board of Directors for their hard work and continued support of our mission.

CRSE has played an important role as an educator in community affairs. We have informed the public through newsletters, held public forums and hosted town political debates.

We continue to participate in all phases of our community. One of our goals this year is to inform the residents about the Town of Southeast Master Plan and variances that are being proposed that will change the spirit of the original plan.

We would like to encourage town officials to hold true to the master plan that was developed after many hours of hard work and taxpayer dollars. We will continue to inform the public of any zoning changes that are in direct conflict with this master plan.

This is an important time for our Southeast. We are asking you for your continued support and membership during these difficult times so that we may continue to inform the members of our community about these important issues.

Sincerely,  
Richard Feuerman  
President

## Mission Statement

Concerned Residents of Southeast was incorporated in New York State as a community group in early 1997.

CRSE is organized exclusively for charitable, scientific and education purposes. The purpose of this corporation is to support and conduct non-partisan research regarding commercial and residential development in the Town of Southeast (County of Putnam) in New York State and to endeavor to educate the residents of this town and county as to the benefits

and drawbacks of various types of development projects.

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.

Due to a recent IRS ruling Concerned Residents of Southeast has been deemed a 501(c)(4) organization which allows us to retain our tax exempt status but dues and donations are no longer tax deductible.

Our board members regularly attend Town Board meetings and related functions to provide email reports of matters of interest to the membership.

The CRSE board members are:

President	Rick Feuerman
Vice President	Lynne Eckardt
Treasurer	Larry Rubin
Secretary	John Lord

Board Members

Cathy Croft	Bill Heath
Denis Castelli	Francis Burdett
Nancy Murray	

Our contact information is on our web site.

## Candidates Debate

On September 1, 2009 CRSE sponsored and organized our third Candidates Forum. The program featured candidates for the Putnam County Sheriff position and candidates for the 2 Town Council seats being contested in the Town of Southeast. The debate was taped and later broadcast on Comcast's Public Access Channel 8.

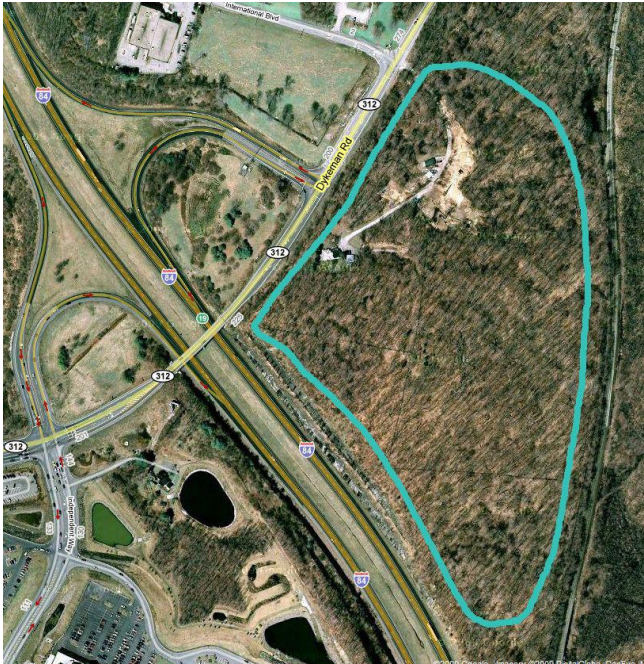
United Cerebral Palsy generously donated their facility, personnel, and much more to make the debate possible.

## Pending or approved projects in the Town of Southeast

### The Crossroads:

Route 312 and Route 84

Applicant: Harold Lepler



The Crossroads is a new project proposed by applicant, Harold Lepler. This property will need a zoning change to accommodate the project described below.

The Crossroads is on a 50 acre parcel and will include:

- A 6-story, 200 room hotel
- The hotel will also contain a restaurant and conference center
- The hotel will have a foot print of 35,000 square feet
- The total square footage will be 210,000
- There will be 200 parking spaces dedicated to the hotel

In addition to the hotel there will be 250,000 square feet of retail space.

The project will use the sewage treatment plant at Terravest.



The Crossroads property will need to be rezoned to 'Highway Commercial' to accommodate retail and possibly a 'big box' store. The proposed 6-story hotel would be approximately 72' over what is presently allowed.

The Town Board would like to be the lead agency on this project. Normally this status would fall to the Planning Board but due to the rezone needed the Town Board wants to shepherd this through the planning process.

On September 24<sup>th</sup> the Town Board voted to become lead agency. Normally this status falls to the Planning Board but due to the proposed rezone needed the Town Board wants to shepherd this through the planning process. There will a Scoping Session on October 8<sup>th</sup>. This meeting will be held jointly with the Planning Board and will include comments and questions from the public.

### Brewster Honda:

Route 6 and Allview Avenue

This application is represented by attorney, Richard O'Rourke.

This property is the old Lloyd Lumber yard and store. The 14 acre parcel has access from Allview Avenue and backs up to a residential neighborhood on Meadow Lane.

The specifics:

- This building will be a prep and service

center for Brewster Honda

- A 25,000 square foot building has been proposed
- All existing structures will be demolished
- There will be 198 parking spaces
- There is a water course on the property

It's important to note that according to the Southeast Comprehensive plan there were to be no additional auto service centers allowed in Southeast. Presently the land in question is zoned Gateway Commercial and residential.

Originally the applicant asked for a zoning change from Gateway Commercial to Office Park 2 but now the proposal would shift the rezone to Neighborhood Business-1.

Because this project backs up to a residential neighborhood there are many serious concerns. Brewster Honda's vendors have continued to unload new vehicles at off hours. The last documented case took place at 4:00 AM in August. Traffic at the busy Allview and Route 6 intersection is also a concern. Since part of the property is now zoned residential the applicant was asked if a conservation easement on this land would be possible.



The largest issue, however, revolves around the proposed rezoning. In the past Brewster Honda has applied for and received an extremely difficult to get 'use variance' adding additional parking to their existing facility. In this current case if a zoning amendment is approved another precedent will be set. Other residential

neighborhoods bordering commercial areas could become fair game when different, larger businesses want to change the zoning to set up shop nearby. Obviously a commercial zoning change could negatively affect both property values and the overall quality of life. CRSE believes that while a zoning change may serve commercial interests it does not protect the residents of Southeast.

### **Quest Properties (Diversified Transport):**

Independent Way

This application is represented by attorney, Richard O'Rourke.

The applicant (a moving company) needs a zoning amendment from Rural Commercial back to Office Park-2 to build a warehouse. The applicant was in the planning process (2000) when the zoning was changed. Referred to the Town Board for possible zoning change.

### **Vallejo Home Kennel- Special Permit:**

Maple Road

This application before the planning Board seeks a special permit to run a kennel in a residential neighborhood. The property size is slightly over 5 acres. The applicants currently own eight dogs (only 4 are permitted) and want to occasionally train and board client's dogs. A 10,000 linear foot stockade fence has already been erected but setbacks do not meet the criteria for a kennel.

The applicant's kennel 'makeover' was recently featured on The Learning Channel's 'Moving Up' show.

### **Stateline Retail Center:**

Route 6 East:

Applicant Paul Camarda

A 44-acre site, which will be subdivided into two parcels, is comprised of meadows and forest situated between Route 84 and Route 6 near the Connecticut border. The property lies approximately 750 feet from the East Branch



Reservoir and has wetlands. There is no wetland encroachment but there is wetland buffer disturbance in three locations. This disturbance can and should be mitigated.

The proposed retail center will be approximately 183,000 square feet with parking for 742 vehicles. The anchor store will be 135,000 square feet. The second building is 25,000 sq. ft. and the third building has an 11,000 square foot footprint and will be two stories.

Given the scope of this application a three dimensional rendering of the project was requested and presented. The Planning Board had many excellent questions regarding the large retaining walls that were shown. Comments were made regarding the size of trees and plantings that were illustrated as considerably larger than the actual landscaping proposal.

Stateline is in the Final Environmental Impact (FEIS) stage. You can view the FEIS from a link on our web site at [www.crse.org](http://www.crse.org) under the Stateline Retail Center project.

### **Milltown Road Fire Sub-Station:**

Milltown Road just north of Mountain Brook Drive  
Attorney: Michael Liguori

This project has been proposed on a 4.5 acre parcel that is to be donated by AIG. The total square footage will be just under 5000 square feet. As this project will be built in an historic residential neighborhood on a busy, winding road there are concerns about increased traffic, safety, additional noise and lighting.

The project has been referred to the Architectural Review Board. The ARB recently approved architect, Jim Nixon's plans for a barn-like structure with natural landscaping bordering Milltown Road.

### **100 Executive Drive:**

Near the green glass building on Route 312:  
Applicant Harold Lepler

This is a 3-story medical office building on 5.03 acres. The building area is 74,000 square feet.

Tiered, covered parking was originally part of the plan as was a green roof and other green initiatives. These no longer seem to be part of the project.

The building needed a height variance and was sent to the ZBA where a six-foot variance was granted in December of 2008. Also needed was an interpretation of lot coverage as the parking structure made the project 10% over and above what the code allows. The applicant thought it would be more expedient to change the allowable coverage rather than to go back in front of the ZBA.

### **Kelly Road Extension:**

Enoch Crosby Road/Kelly Road

After years of controversy regarding the possible paving of Maple Road a compromise has been reached.

In the past Kelly Road had been a thru road to Enoch Crosby, making it possible to avoid using Maple Road altogether.

This proposal has caused some controversy for those living along the Carmel portion of Kelly Road and ended up in court. An injunction brought the project to a standstill and the court has since ruled that the road cannot be installed until the SEQR process is followed. A wetlands permit Public Hearing will be held on the September 28<sup>th</sup> Planning Board Session. If the permit is granted work on Kelly Road should begin again.



If you are aware (or become aware) of other projects of concern, please notify us by mail, phone or email at [info@crse.org](mailto:info@crse.org)

## Members are the lifeblood of our organization!

We rely on dedicated, motivated members and volunteers to gather petition signatures, research issues and, most importantly, help CRSE find out what matters to the people of the Town of Southeast. To become a member of CRSE fill out this form then drop it, along with your membership dues 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.

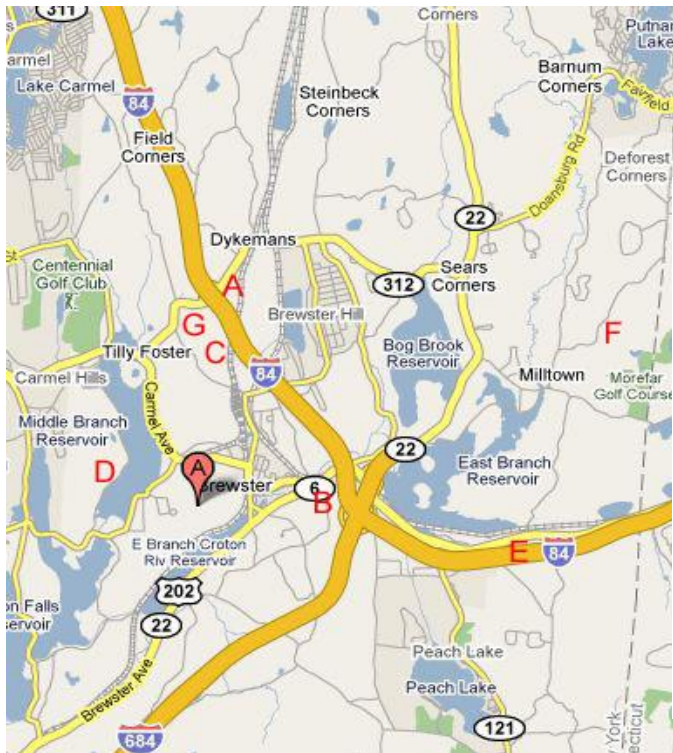
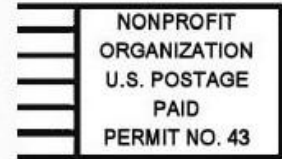
<b>Full Name</b>	_____	One Year Individual Membership	\$5
<b>Address</b>	_____	One Year Family Membership	\$10
<b>City</b>	_____	One Year Friend Membership	\$25
<b>State and Zipcode</b>	_____	One Year Sponsor Membership	\$50
<b>Email</b>	_____	One Year Benefactor Membership	\$100
<b>Home Phone:</b>	(____)____-_____	Life Member	\$250
		Students	Free

CRSE is a 501(c)(4) tax exempt organization. Membership dues or donations are not tax deductible.

CRSE uses email to provide information to its members. Your email will not be sold or rented.

Past Projects	Homes/Square Footage	Status
Mt Ebo Senior Housing	168	Approved. Became 'Barrett Hill' asked for an extension on the subdivision approval as nothing was selling.
The Campus at Field's Corner	143	Approved. Unbuilt. Won large Certiorari settlement against the town.
The Meadows at Deans Corner	104	Approved. Moving earth around-building sewer system and infrastructure.
Terravest Senior Housing	60	Approved. Unbuilt.
Weston Chase	12	Approved. Several houses built.
Root Avenue Subdivision	6	Approved. On the market as approved subdivision.
Baker Farm Subdivision	5	In the planning process. On the market.
Landau Subdivision	4	Approved. Lots on market- none built.
Waterview Estates Subdivision	4	Not approved. Disappeared.
JP International Subdivision	3	Approved. 3 Lots. Road going in. Lots on the market.
Fisher Subdivision	2	Approved.
Quinn Subdivision	2	Approved. Unbuilt.
Westchester Tractor	34000	Built
Southeast Memorial Park		Changed to batting cages and food stand
Temple Beth Elohim and School		Built
United Cerebral Palsy		Built

Concerned Residents of Southeast  
PO Box 762  
Brewster NY 10509-0762



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- B Brewster Honda**
- C Quest Properties**
- D Vallejo Home Kennel- Special Permit**
- E Stateline Retail Center**
- F Milltown Road Fire Sub-Station**
- G 100 Executive Drive**

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