

Concerned Residents of Southeast

Fall 2010 Newsletter

DEVELOPMENT AND PLANNING IN SOUTHEAST: An overall view

Due to the tough economy few new applications have been in front of the Southeast Planning Board. In 2010 we've seen everything from the typical Cell Tower ask for an extension to 130' (denied by the Zoning Board of Appeals) to a rezone request for Brewster Honda's expansion. This rezone was approved. While CRSE supports local business we believe that this rezone sets a bad precedent.

This spring Stateline Retail Center (183,000 square feet) on Route 6 near the Connecticut border was approved and rumors continue to fly that an anchor tenant has been found.

The Meadows (a 143 lot residential subdivision) will be starting phases 2 through 5.

Smaller commercial projects include JNR Holdings (a pharmacy proposed on Route 6 next to Putnam County Savings Bank), Palumbo Sand and Gravel (Fields Lane/Warehouse) and Dykeman's Corporate Park (an approved plan whose applicant has requested phasing). All projects were in front of the Planning Board several times.

'The Crossroads' (Route 312 and 84), an ambitious project proposing a six-story hotel and 250,000 square feet of retail space, appears to be on the back burner.

Presently there are no new residential projects in the works.

The kennel proposed on Maple Road was not approved. CRSE believes that the law still needs clarification and updating so residential neighborhoods will not have to contend with kennel proposals in the future.

On the plus side this 'down time' has been used to look at older, fully built projects that have not completely complied with original site plans. Somchai Realty (aka Cintas) on Route 22 was in front of the Planning Board with landscaping, wetlands, lighting and parking issues. 'Lakeview Plaza' on Route 22 is also going through an overhaul as they will be

revisiting the original landscaping plans to put a new, more adaptable plan in place. This is great news for Southeast residents and the Route 22 corridor that will benefit from any improvements made.

OPEN SPACE

For over a year the Southeast Open Space Committee has been researching the Haines Pond property that runs along Route 6 and the Connecticut border. The property harbors several rare and endangered species and contains a large pond, steep slopes, rock outcroppings and wetlands. Danbury recently purchased land that would adjoin the Southeast portion. An appraisal has not yet been completed so it remains unclear whether or not the Town will purchase this property.

THE MILLTOWN ROAD FIRE SUB-STATION

This project was defeated in a special election held last spring.

THE LANDFILL

Earlier this year it appeared that the Southeast Landfill would be receiving waste from the closed County Landfill on Old Route 6 in Carmel. The majority of the County Legislature (Legislator Dan Birmingham of Southeast being an exception) wanted Southeast to take their garbage. Fortunately residents of Southeast made it known that we did not want the county's toxic waste trucked through our neighborhoods and then dumped in our town. On July 29th in a 4-1 vote (with Supervisor Rights dissenting) the Town Board voted to cap the landfill using the lowest bidder, Brennan Construction. Thus the county will not be involved in any way with our landfill closure.

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

OLD TOWN HALL

This November there is a referendum for the renovation of historic Old Town Hall at 67 Main Street. The proposed \$3.8 million renovation will include refurbishing the theater, adding an elevator and complete handicap accessibility, a new HVAC system, new restrooms, new electrical and plumbing. These renovations will benefit the Southeast Museum and all other areas in the building as well.

The improvements are expected to cost the average household \$36 a year or approximately 10 cents a day. After refurbishment the proposed business plan ensures that the town will incur no operating expenses. Rental fees and more efficient electrical, heating and cooling systems will help effectuate this.

While residents are concerned about their tax burden many believe that the Old Town Hall renovations will be a catalyst for a renaissance in the village and that a healthy cultural center will attract both new business and residents to the downtown area. As in other towns throughout the Hudson Valley a thriving village should increase local home values.

In addition there is an active not for profit 501-(c)(3) in place that will raise private funding for any additional improvements.

As a 501(c)(4) CRSE does not endorse or oppose the Bond Referendum to Renovate Old Town Hall. On November 2nd Southeast residents will be able to decide whether or not to fund this cultural center in the Village of Brewster. **PLEASE VOTE!**

The CRSE board members are:

President	Rick Feuerman
Vice President	Lynne Eckardt
Treasurer	Larry Rubin
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Board Members

Cathy Croft	Bill Heath
Denis Castelli	Francis Burdett
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Our contact information is on our web site.

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.

Full Name	_____	One Year Individual Membership	\$5
Address	_____	One Year Family Membership	\$10
City	_____	One Year Friend Membership	\$25
State and Zipcode	_____	One Year Sponsor Membership	\$50
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		Students	Free

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