

Concerned Residents of Southeast

Fall 2012

A message from the President of CRSE

I would like to thank all of our board members for their continued efforts informing and educating the public about all of the pertinent developments in the Town of Southeast. I would like to welcome our new Vice President Cathy Croft and our newest board member Dr. Bradley Schwartz, and a special thank you to our previous board members Lynne Eckardt and Denis Castelli for all the help that they have given our organization for many years.

Our most important goal is to inform the public about the Master Plan. This document was mandated by New York State. It was developed through the joint efforts of our town officials, town consultants, and the members of our community. This plan was meant to be the backbone of any future development in the Town of Southeast and there is no reason that any features of the plan should be changed. The Town of Southeast Master Plan was and continues to be a great plan for future development.

A very special thank you goes out to our membership for their continued support.
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.

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	Cathy Croft
Treasurer	Larry Rubin
Secretary	John Lord

Board Members

Nancy Murray	Bill Heath
Bradley Schwartz	Francis Burdett

Our contact information is on our web site.

Candidates Debate

October 9th at 7:00 pm CRSE will sponsor a Candidates Forum to be held in the 2nd floor Community Room at Hudson Valley Cerebral Palsy Association at Mt. Ebo Road South. Candidates from the following races have been invited: State Senate District 40, State Assembly District 94, Putnam County Legislative Districts 6 and 7.

United Cerebral Palsy generously donates their facility, personnel, and much more to make the debate possible. We thank them greatly!

The Crossroads 312:

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Route 312 and Route 84

Applicant: Covington Management Co, LTD
Crossroads 312, LLC & JPH Development Corp.



A large, commercial development has been planned for a site at the intersection of Route 312 and Route 84 (Exit 19). The proposed Crossroads 312 project would be located along the south side of Route 312 directly across Route 84 from the Brewster Highlands center (Home Depot, Kohls, DeCicco, etc.). The applicant is the same builder and owner of Brewster Highlands, Harold Lepler.

The site itself is 52 acres of wooded property currently zoned Rural/Commercial.

To build Crossroads 312 the applicant requires a zoning change from Rural Commercial (RC) to Highway Commercial-1A (HC-1A). HC-1A would be an entirely new zone in the Town of Southeast. The Brewster Highlands center is zoned HC-1.

Rural Commercial Zone:

If the property remains Rural/Commercial, it will allow offices, restaurants, and recreational facilities. By special permit: conference center, hotel, inn and other uses. Retail is a permitted accessory use.

Zoning:

Because of the sloping terrain, this site was designated as Rural Commercial. The RC zone allows up to 45,000 square feet of building. The applicant is asking for over 500,000 square feet - more than 11 times what is currently permitted.

The Project:

The applicant has proposed the zoning change from RC to HC-1A to accommodate the following:

- A six story, 200 room hotel/conference center (approximately 240,000 square feet)
- A 'stacked,' two-story retail center of 304,700 square feet (approximately 7 acres)
- A free-standing bank of 3200 square feet
- A free-standing restaurant of 7000 square feet
- 1294 Parking spaces for the retail, restaurant, and bank buildings
- 200 Parking spaces for the hotel/conference center
- There would be 17 acres of impervious surface.
- The total project cost and assumed assessed value is projected to be \$62.5 million.
- A gasoline station is a possible addition to the project.

Brewster Highlands has 377,000 square feet in 5 buildings on 61 acres.

Note: Regardless of speculation, there has been no verified information regarding future retail tenants. Neither Costco nor Walmart are committed to this project.

Site Work:

To accommodate the proposed structures, there will be approximately 500,000 cubic yards of cut and 500,000 cubic yards of fill. All trees within the 'cut and fill' area will be removed. Numerous retaining walls would be constructed.

Projected Annual Tax Revenues at final build-out:

Entity Receiving Taxes	2012 Budget	Taxes from Crossroads	Percent of 2012 Budget
Town of Southeast*	\$ 9.20 million	\$165,625 property tax	1.8%
Brewster Fire District	\$ 1.35 million	\$28,758 property tax	2.1%
Brewster Central Schools	\$ 84.1 million	\$1,580,625 property tax	1.9%
Putnam County	\$ 141.2 million	\$169,375 property tax	0.12%
Putnam County	\$ 141.2 million	\$6,400,000 sales tax	4.5%
Metropolitan Trans. Auth.	\$ 13.1 billion	\$600,000 sales tax	0.0046%
New York State	\$ 132.6 billion	\$6,400,000 sales tax	0.0048%

*Excluding Special Districts (water, sewer, lighting, parks, parking, fire protection, and refuse collection)
 (Note: Special districts are excluded from the Town’s general budget because unrestricted property tax revenue cannot be used to support special districts.)

Annual Tax Revenues at final build-out Projected by Crossroads 312 Applicant:

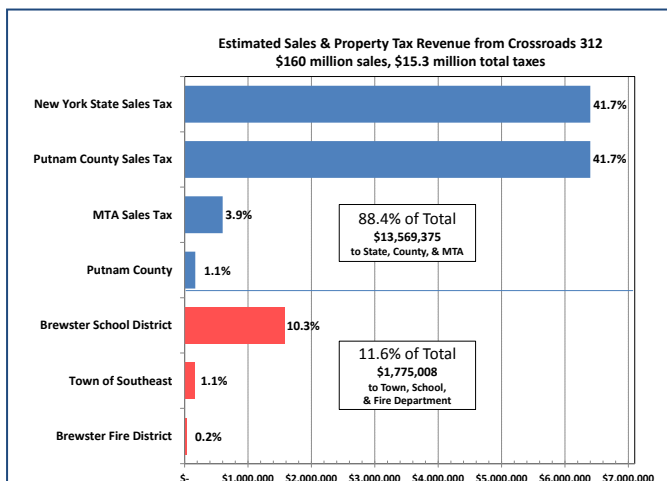
Total projected annual tax revenues to Town of Southeast, Brewster Fire Department, and Brewster Schools: \$1,775,008 (12% of total)
 Total projected benefit to Putnam County and New York State: \$13,569,375 (88% of total)

Putnam County and New York State do not share sales tax revenues with the towns.

The applicant’s projected annual sales for Crossroads 312 are from \$160 million to \$180 million. Putnam County will collect a 4% sales tax, which will be from \$6.4 million to \$7.2 million. The projected sales taxes from Crossroads 312 are between 12.8% and 14.4% of the total Putnam County sales tax budget of \$49.8 million for 2012.

Adopted 2012 Putnam County Budget
 Real property taxes \$25,972,024
 (\$26,632,391 was collected in 2010)
 Sales taxes \$49,827,038
 (\$47,632,078 was collected in 2010)

The Crossroads 312 applicant has also proposed a 3% hotel occupancy tax for the town that would generate \$246,375 in revenue for Southeast. However, this tax would require the approval of New York State, which has been reluctant to approve new taxes. The Putnam County Legislature approved a 4% occupancy tax but the Executive vetoed it.



Waste Water/Sewage Treatment:

Waste water will be piped across Route 312 and lifted to the Terravest waste water treatment plant. Currently the plant has approximately 50,000 gallons per day available for use. NOTE: The 50,000 gallons per day must also accommodate 60 units of approved Senior Housing and two additional to-be-built office/warehouse buildings.

The applicant’s gallons per day estimate is as follows:

- Hotel: 5,000 Gallons per day
- Conference Center: 5,000 Gallons per day
- Restaurant: 3,500 Gallons per day
- Bank: 200 Gallons per day
- Retail Space: 6,000 Gallons per day

There is a discrepancy between accepted sewage (gallons per day) estimates and the applicant’s Hotel GPD estimates. The

CEQR Technical Manual (New York City's manual for Environmental Quality Review) suggests that most hotel rooms use 100 gallons per day. The applicant is using 25 gallons per day as their standard.

Traffic:

The bulk of the traffic study was conducted in 2009. The baselines were expanded to reflect a 2011 design year. The project is anticipated to generate:

- 320 trips during weekday mornings
- 1,326 trips on a weekday afternoon
- 1,926 trips on a Saturday during peak hours

The applicant has proposed and will be responsible for additional traffic lanes and additional traffic lights with updated modifications made to the existing traffic lights. There are no plans to upgrade the two-lane Route 312 bridge over Route 84. The applicant states that his traffic mitigation plans will actually improve traffic flow in this section of Route 312.

Project Status:

The preliminary Draft Environmental Impact Statement (pDEIS) that was submitted to the Town Board as Lead Agency on May 15, 2012 is posted on the developer's website <http://www.crossroads312.com/>.

The Town Board discussed the pDEIS at two work sessions in June and July. On the advice of its three consulting groups, they declared the pDEIS incomplete on August 9.

When the applicant submits a revised pDEIS, it will be posted online and discussed at Town Board work sessions that the public may attend but cannot speak. Questions and comments can be sent in writing to the Town Board. Public hearings open to full participation will be held when the Town Board declares the DEIS complete.



View of Crossroads 312 site from Route I-84.

Other Nearby Large Development News:

Stateline Retail Centre:

Route 6, Brewster

This is a fully approved project of 183,000 square feet close to the Connecticut border on Route 6. At present there are no plans to break ground.

Patterson Crossing Retail Center:

Exit 18, Route 84 and 311 Patterson and Kent

This is a fully approved project of 410,000 square feet. Ground has not been broken on this site.

Gateway Summit:

Route 6, Carmel

A fully approved project on the border of Carmel and Southeast. The project includes 300 units of Senior Housing, 30,000 square feet of retail building, and a 125-room hotel. The hotel property was sold to Staybridge Suites in 2007, but ground has not yet been broken.

If you are aware (or become aware) of other projects of concern, please notify us by mail or email 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.

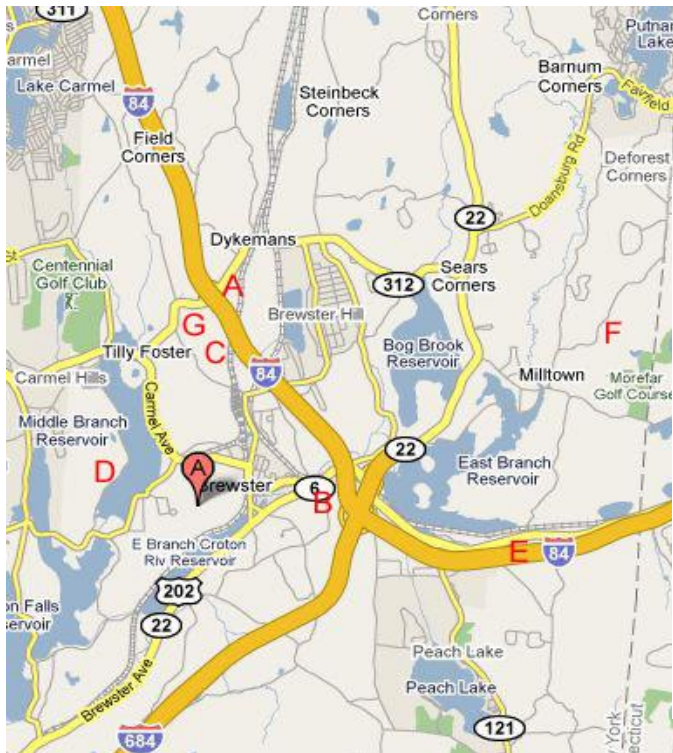
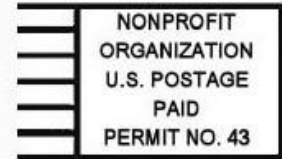
Full Name	_____	One Year Individual Membership	\$5
Address	_____	One Year Family Membership	\$10
City	_____	One Year Friend Membership	\$25
State and Zipcode	_____	One Year Sponsor Membership	\$50
Email	_____	One Year Benefactor Membership	\$100
Home Phone:	(____)____-_____	Life Member	\$250
		Students	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 their subdivision approval as nothing was selling.
The Campus at Field's Corner	143	Approved but unbuilt. Won large Certiorari settlement against the town.
Fortune Ridge; formerly Meadows at Deans Corner	104	Approved. Road in and sewer system infrastructure in the ground.
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	4	In the planning process. On the market.
Landau Subdivision	4	Approved. Lots on market- none built.
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 sq. ft.	Built
Southeast Memorial Park		Changed to batting cages and food stand
Temple Beth Elohim and School		Built
United Cerebral Palsy		Built
Dykemans	2 commercial	Approved 2008 under construction

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



A The Crossroads
E Stateline Retail Center

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www.crse.org