

# Concerned Residents of Southeast

www.crse.org

Winter 2015

## CROSSROADS 312: BY THE NUMBERS

**Property Description:** 51.88 wooded acres

**Location:** Across Route 84 opposite 'Home Depot' (The Highlands Shopping Center) and across Route 312 from Terravest Corporate Park (DMV, Ace Endico, Unilock)

**Present Zoning:** RC (Rural Commercial)

**Requested Zoning:** HC-1 (Highway Commercial)

**Proposed Project:** 243,000 Square Feet of retail/hotel development

**Wastewater:** A private treatment facility across the street (this facility services some of the Terravest complex and has a 52,000 gallons per day remaining capacity)

**Access:** Two separate locations from Route 312

**Parking Spaces:** 721

**Traffic Generation:** Weekday AM: 170, PM: 588, Saturday: 859

**Cut and Fill:** 384,000 Cubic Yards (Balanced on site)

**Slopes:** No steeper than 2 on 1

**Wetlands:** No Disturbance

**Wetland Buffer:** Disturbance of .61 Acres Town Regulated Wetland Buffer

**Current Rural Commercial Zoning Allows:** Restaurant, Recreation, Office, Bed and Breakfast, Country Inn, Garden Center, Farm Use, Conference Center and Equestrian Center.

**Request Rezone to Highway Commercial-1 Allows:** Restaurants, Office, Personal Services, Professional Services, and by special permit, Retail and Large Retail

**Traffic Controls to be added:**

Traffic Light: Route 312 and North Brewster Road

Traffic Light: Intersection of Applebee's and Home Depot

**Crossroads 312 Building Breakdown:**

**Retail Buildings:** 143,000 Square Feet

**Hotel:** 100 Room; Four Story;

**Hours of Operation:** 24 Hours a day

**Jobs created:** 391 Full Time and 158 Part Time

**Property Taxes after Development:**

	Projected Property Tax	Projected Sales Tax	Annual Budget
Town of Southeast	\$153,000	- 0 -	\$10.1 Million
Brewster Fire District	\$27,332	- 0 -	
Brewster School District	\$1.4 Million	- 0 -	\$87.9 Million
Putnam County	\$151,032	\$3.1 Million	\$145.4 Million

(Sales tax revenue goes to Putnam County and is **not** shared with the town, school, or fire department)

Crossroads 312 is reviewed by the Town Board (not the Planning Board) because of the request for a zoning change. (RC to HC-1)

### **What are the impacts for Town of Southeast residents?**

To begin with there will be over 750 vehicles added to our roads every weekday, and on Saturday this count jumps to over 850. Imagine what this additional wear and tear on our roads will cost? Not to mention the additional time you will spend waiting in traffic when trying to get across town.

Our town property tax revenue will increase by around \$126,000. Our 2015 Town Budget (excluding Special Districts) is \$10.1 million; obviously \$126,000 is a drop in the bucket. And will \$126,000 actually cover the additional maintenance and upgrades our town roads might need due to an increase of over 5,500 additional vehicular trips per week?

### **Viewsheds:**

The current RC zoning was put in place to prevent another unsightly development like The Highlands at this location.

### **What you can do:**

**Attend the Public Hearing for Zoning Text Change for Crossroads  
Thursday, January 22, 2015  
7pm at the Southeast Town Hall, 1360 Route 22**

**Email the Southeast Town Board at [townboard@southeast-ny.gov](mailto:townboard@southeast-ny.gov) or write them at 1360 Route 22, Brewster, NY 10509 and tell them how you feel about this project.**

**Talk to your neighbors about the proposed development.**

**Write Letters to the Editor of the local newspapers:**

The Putnam Examiner	<a href="mailto:dpropper@theexaminernews.com">dpropper@theexaminernews.com</a>
Journal News	<a href="mailto:letters@lohud.com">letters@lohud.com</a>
Putnam County Courier	<a href="mailto:putnamcourier@midhudsoncentral.com">putnamcourier@midhudsoncentral.com</a>
Putnam County Press	<a href="mailto:putnampress@aol.com">putnampress@aol.com</a>