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From: C Croft <croft@bestweb.net>
Date: Fri Jan 13, 2006 3:20 pm
Subject: SE Town Board Work Session 1/12/06

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Good Afternoon,

As Lynne Eckardt was busy Christmas shopping (getting an early start) and couldn't attend last night's Town of Southeast Town Board Work Session, I am filling in for her. The comments reflected are my own opinions and if anyone has any corrections on my notes, please let me know. All Town Board members were present as well as Town Counsel, Mr. Stephens. Pay close attention to item 5.

Agenda Topics

1. **Citizens Campaign for the Environment**-Supervisor Dunford wanted to know if his fellow board members would object to this group coming to meet with him. No objections were stated.
2. **Cross Roads School-Performance Bond**-The school has asked for a reduction in their performance bond; a discussion ensued about fees charged for this procedure and a motion was made that in the future, the reduction fee for bonds less than \$500.00, would be \$50.00.
3. **Powers Fasteners**-Road Name Change-In the space of a couple of minutes this agenda item went from holding a Public Hearing; Place Notice in paper; it is not a town road; why name it; and ended with a "Next" from Ms. Mitts.
4. **Unilock**-located at 51 International Blvd, in Terravest. Andrew Bryan and Sean O'Leary gave a presentation of new landscaping and building improvements being done at Unilock. They have previously been before the ARB and that board suggested changing the landscape plan by switching the Conifers to the front of the building and placing the flowering deciduous trees in the back. Supervisor Dunford was concerned about the use of the Panatone Warm Red color, used on the building for accent. He also asked that Graham Trelsted (Town Planner) go over the new lighting plan when Unilock submits it. The applicants were asked if all previous violations had been cleared up. The response: "Yes".
5. **Town Planner-Route 22**-Graham Trelsted and John Imbiano of IQ Landscape Architects gave a presentation of the Route 22 Development Study. The area being discussed is a 56 acre parcel and a 10 acre parcel located on the east side of Route 22; to the north of Clock Tower Commons; running behind The Red Rooster, up towards The Town Center (where Value Village is located). The new NYDEC Wetlands maps show large amounts of wetlands in front of this area; a collector (bypass) road, to access this shopping area, could be built from Clock Tower Commons up to the Town Center, crossing the wetlands in one area. This land is currently zoned HC-2 and the site

could have up to 431,000 square feet of retail space on it. The plan presented last night had a 100,000 s.f. footprint. Parking would be for 500 cars, which included on the street parking. Mr. Stephens asked if it would be septic or sewer and Mr. Trelsted said they hadn't studied all of the aspects of the project yet. Supervisor Dunford asked to have the other side of Route 22 looked at, as well by Mr. Trelsted.

Comments:

4. **Unilock**-At a previous Town Board Meeting Supervisor Dunford mentioned there was an opening on the Architectural Review Board, which I myself have applied for. After hearing the Supervisor voicing his complaints on that 'Pاناتone Warm Red', I began to think that the best candidate for the ARB would be our Town Supervisor. Go for it John.

5. **Town Planner-Route 22**- I believe this was the project that was presented to the Putnam County Legislature's Economic Development Committee on June 21, 2005, by Southeast Resident and Developer, Harold Lepler. On August 4, 2005 The Journals News had an article written by Marcela Rojas on this very topic. The following is a quote from that article:

"I'm working on two projects. I don't know that I want to read about it until I submit," said Lepler, according to an audio recording of the June 21 meeting. "And I don't think the town, I would ask you especially, if you don't mind, it's politics. I don't think the Town Board, I get that with every member of the Town Board, 'Just do me a favor. We think it's great, but can you wait until after the election?'"

Well, I don't think it's great. I am not quite sure why our Town Planner was presenting this plan to the Town Board. Usually the Developer starts with the Planning Department. As I looked at the sketches of this proposal I kept on thinking that this is what the Village of Brewster could and should look like. But that is a whole other story. So I am going to keep it simple. Do we really need more traffic on Route 22? A Route 22 Bypass is a great idea, but isn't that the whole idea of a bypass, to be just that, a bypass road that will avoid the Business District. I guess that is why the Town Planner and the Landscape Architect called the access road a 'Collector' road. My only question is, what are 'We' planning on collecting?

Please feel free to contact me with any question, comments you may have,
Cathy Croft



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