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**From:** "Lynne Eckardt" <midfarm@bestweb.net>  
**Date:** Sun Aug 7, 2005 2:14 pm  
**Subject:** SE Town Board Recap 8/4/05

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**A word of warning: This recap is long, long, long. Also, I have deleted my comments from the CRSE posting. If you'd like to receive them please shoot me an e-mail.**

Hi All,

Below please find my recap of the Town Board Special Meeting/Work Session of August 4, 2005. Although the weather's cooled down I haven't and we all know that doesn't bode well. In this meeting the Town Board spent more time on the draft 'Adult Use' zoning code than on any topic since debating the burning decorating question: Oak V. Mahogany when the Judge's Bench (read: 'shiny new table') was selected last year. Seriously, it was good to hear some questions and debate. Kudos to 'never-my-favorite' Councilman Bonanno. He brought up the thornier issues- not that they got discussed, but still, it was a valiant effort.

Here's the same old disclosure- The opinions expressed are mine and mine alone. Hey, who else would want them? There were no official minutes taken after the Special Meeting was closed.

**SPECIAL MEETING:**

**Public Hearing: Extension of the Commercial Moratorium, Route 22 North:**

Mayor John Cesar said that the word Moratorium came from the Italian word 'morte' which means 'dead' and that he was against all moratoriums. Especially the one in the village as nothing can get done. He declared himself the 'Commissioner of Parking' and stated that 'You need leaders'.

Mildred Nugent and Ann Fanizzi applauded the continued Moratorium. Mrs. Fanizzi said that Town Planner Graham Trelstead had some interesting ideas (rather than sprawl) which were worth exploring.

I asked what ever happened to the Route 22 Moratorium north of Doansburg Road. The Town Board decided against pursuing it. I asked when the Route 22 overlay would be finished. Answer: Late fall at the earliest. I asked about a by-pass road. Councilman Johnson said it had been in the Master Plan for over 25 years.

I asked the Board if they had any idea what the Town Planner had cost the Town up until this point. The Board had no idea.

I asked if the Board would consider sitting down with stakeholders (activists, other Town Officials, residents etc) to try to hammer out a 'regional plan' so that when funds are available improvements can be expedited. Supervisor Dunford said they'd 'take it under advisement'.

The Public Hearing was closed.

**1. The Board then voted 5-0 to extend the Moratorium.**

**2. The Board then authorized the Supervisor to sign a contract with Princeton Hydro for continued Tonetta Lake Services. 5-0**

**Work Session:**

**1. Draft Adult Use Zoning Code:**

Councilwoman Mitts and Town Planner, Graham Trelsted have been working on this new code. Adult Use must be zoned in every municipality due to the First Amendment. Mr. Trelsted said that it was important to look at the 'skid row' effects that 'adult use' zoning can have.

Supervisor Dunford asked if it would be better to require a 'stand alone' building. Mr. Trelsted felt that this might actually encourage 'adult use' tenants because most landlords do not want to rent to 'adult use' in multi-tenant building. It drives other tenants out.

'Adult use' may be permitted in HC-1 and HC-2 zones and the Board would like it to be located 1000 feet from the nearest residence. Mr. Trelsted thought that this might be pushing the envelope as it is too restrictive- 500 feet is a more commonly used measure.

Paul Johnson asked about 'adult use' as far as Senior Housing locations. The Board also discussed how close 'adult use' would be to locations where minors work.

**2. Draft Rental Registration Law:**

This new law would require anyone having rental property in Southeast to register said property. The property would then be subject to inspections. The Board wondered how many rental units were in the Town. Mr. Trelsted thought over 1300 but wasn't sure whether or not this included the Village of Brewster.

**3. T3 Senior Housing:**

There were no comments received from the public after the last Senior Housing Public Hearing. Mr. Dunford said it was now too late so too bad. The Supervisor then criticized Terravest Housing as offering no amenities and said that a clubhouse, sidewalks and perhaps even a pool would make for a more desirable community.

Town Attorney, Willis Stephens, asked if the applicant had been notified that his project was on the Work Session. Mr. Dunford explained that he never notifies anyone and expects the public to check the agenda at 5:00 PM.

Councilman Bonanno felt since it is a private enterprise it's difficult for the Board to dictate what should be built. Mr. Dunford also stated that he felt it should be a gated community as Seniors are often fearful and this site is so close to the interstate.

Mrs. Mitts had concerns that the wells are on property that will be deeded to the town. Also if additional space is needed for the septic fields this space is reserved under what will be the town ball fields.

**4. Metro-North- Station Parking Improvements:**

This discussion was difficult to hear and follow without looking at plans. Basically it seemed that some requested improvements to be made at Metro-North's expense (heated sidewalk?) may not happen.

Supervisor Dunford said that he would talk to Wendy Johnston (Metro-North Rep) and remind her about 'certain things' such as possible expansion at the Southeast Station.

**5. Cerebral Palsey:**

Cerebral Palsey would like to build a group home on Simpson Road across from Centennial Golf Course. It would have 5 bedrooms and house 5 developmentally challenged adults. The home will be on 1 floor and will be between 3500 and 4500 square feet. The home will be under 24 hour supervision.

The Board asked if this would be exempt from the Architectural Review Board. No definitive answer was given.

The Board was also asked about the possibility of building an 'adaptable field' for the disabled. There is one proposed for the Atlanta area. Land and funding would be needed and Cerebral Palsey is this exploring this now.

Several Board members mentioned that land for Ball Fields had been difficult to find and that this project seemed particularly ambitious. Councilman Bonanno said that the Town does own 10 acres out at Tilly Foster but that some Board members wanted to use it for other than fields.

**6. Brewster Education Foundation:**

Nick Simonelli, representing the BEF, asked to use The Southeast Museum for a cocktail party. The theme would be to review all that was accomplished last year and what lies ahead in the coming year. There would be 40 or 50 attendees.

The Board was concerned that if one non-profit was allowed to use the Museum that others would follow suit. The Board was also concerned about septic capacity. Mr. Simonelli asked if the annual Museum Meeting caused any problems. No one answered. Mr. Johnson suggested that the BEF rent Lakeview Manor (\$400) and Mr. Honeck suggested they look into using the Walter Brewster House.

Wtih Best Regards,  
Lynne Eckardt



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