

Town of Southeast Town Board Work Session 3/8/07 Recap

Good Morning,

Last Thursday night's Town Board Work Session was a lengthy one. All Town Board Members were present as well as Town Counsel and the Town Planner, Graham Trelsted of AKRF.

My notes are long, thankfully my comments are way shorter and as always I am only expressing my opinion.

TOWN OF SOUTHEAST TOWN BOARD WORK SESSION 3/8/07

- 1. Keep Putnam Beautiful**-Walt Thompson gave a presentation on different programs that would help reduce litter in the town, including the Adopt a Highway program. For more information on this program contact: CleanerPutnam@aol.com
- 2. Highway Department-equipment purchase**-Jim Lawlor told the board that the engine had failed on the town's 1988 Pay loader. Machine was scheduled to be replaced next year. New machine will cost 124K; town will be participating in the State Bid. Trade in value of the old vehicle will be 14K. This item will be put on the March Town Board Regular Agenda.
- 3. 684 Associates**-Rick O'Rourke representing the applicant, David Burleigh(sp?) . This property is located west of Route 684, off of Guinea Road; 25 Acres in RC (Rural Commercial) Zone, which allows for Office, Restaurant and Recreation uses. Property was previously zoned OP-1. Mr. O'Rourke would like property put back into OP-1 Zone. Mr. O'Rourke spoke to Tax Assessors Office and said when the proposed building (100,000 sq. ft., half the size of Powers Fastener's building) is built, the assessed value would be \$6,000,000., which would generate \$147K in taxes, 85% of that amount is school tax, which would give over One Million Dollars to the school district over a ten year period. The building would house Mr. Burleigh's renowned classic car collection and Mr O'Rourke mentioned that Mr. Burleigh has offered to hold a fund raiser for the Brewster Education Fund. The building would occupy 2.5 acres, be climate controlled, with an above ground gas tank located on the property. The owner would also hold private auctions in the building. The board asked if the building could be broken down into two buildings. Answer: No. The board asked if the building could be

two stories: Answer: No.

4. Pegasus Therapeutic-John Arons representing the applicant. This project is located on the east side of Route 121, opposite Peach Lake; has been before the ZBA for a variance (which was granted) and is currently in front of Planning Board and ARB (Architectural Review Board). A Public Hearing date will be set at the March 22 Town Board Meeting for April 19.

5. Fire Victims Tax Assessment-March 1 is the Final Roll Call for property assessments. Last year there was a fire at Fieldstone Ponds, in mid March. Even though their homes were destroyed, property owners at Fieldstone Ponds were still responsible for paying taxes on the full assessment value of their condos for 2006.. The town has been asked to make an exemption for this particular case. The Board wasn't sure if they should do a Home Rule Bill or Local Resolution or support Legislation once it is proposed.

6. Large Retail Zoning-Graham Trelsted of AKRF gave a presentation. Public Hearing date will be set at the March 22 Town Board Meeting for April 19. The zoning changes will be posted on the town's website www.townofsoutheast-ny.com prior to the Public Hearing.

7. Route 22 Overlay-Graham Trelsted spoke about Zoning Amendments that would codify the Route 22 North area. Drawings would be part of the zoning code. They are deleting HC-2 (Highway Commercial) Zoning. There was a discussion on the new practice of parking rate calculations which involves shared parking. Town Board Members mentioned lack of parking at the Applebee's area of the Highlands and at other shopping centers, while there seems to be an overabundance of parking spaces at Home Depot and Kohl's. This item will be put on another work session.

8. MS4 Regulations-Memorandum prepared by AKRF about Storm water Phase II compliance. Five specific topics were mentioned including Education-Adopt a Storm drain Program-identify people who would monitor drains. Putnam County is setting up a meeting with representatives from Dutchess and Westchester County to talk to the State as one voice, as the costs of conforming to MS4 Regulations is in the hundreds of millions of dollars range. Graham mention the town may eventually need to hire a part-time or full time Storm water Coordinator. This topic will be on another work session in April.

9. Recreation Committee Survey-Town wide Mailing to be done in April. Discussion ensued over putting survey on the town's website. All

surveys sent will be numbered.

Comments and Observations:

3. 684 Associates- Mr. O'Rourke was extremely persuasive in his presentation to the Town Board.

One million dollars, over ten years, is a lot of tax money generated by a project with no impact on the school population. I am also assuming the town changed the zoning in that area for good reason. Does this mean that whenever a project comes up in an area that doesn't support that particular use, all you have to do is offer plenty of incentives and you will be granted a Use Variance?

5. Fire Victims Tax Assessment-A good suggestion. Also this particular legislation *might* be good to make permanent;

include other forms of destruction; and give the assessor the ability to pro-rate the property owner's assessment, based on when the building was made unusable.

6. Large Retail Zoning-Once the town has the proposed new zoning posted on their website, take a look at the proposed changes.

The Public Hearing will be held on April 22.

8. MS4 Regulations-The 1997 MOA money, \$30 Million (which grew to \$38Million with interest) given to Putnam County, was to be used to mitigate existing water quality problems and educate residents on storm water management, among other things. A portion of that money was spent to buy a golf course and farm and to date both facilities have been a drain on Putnam taxpayers. Reservoirs in Southeast, now including Bog Brook, are still phosphorus impaired. Peach Lake has unresolved issues. Simple preventative measures, such as using phosphate free fertilizers and dish washing detergent would help cut down on phosphates entering our water systems. If additional funding is given to Putnam County, I believe the money needs to be better managed.

By the way, The Village of Brewster is a model village in the city's watershed and is conforming to the MS4 regulations.

That's it from my computer. If you have any comments or questions let me know,
Cathy Croft