

Draft

**LOCAL LAW AMENDING CHAPTER 138
OF THE TOWN CODE**

A LOCAL LAW to amend Chapter 138
of the Code of the Town of Southeast
regarding Zoning.

BE IT ENACTED by the Town Board of the Town of Southeast as follows:

Section 1. Chapter 138, Section 41 entitled "Application procedures" shall be amended as follows:

§ 138-41. Application procedures.

Applications for site development shall be submitted to the Southeast Planning Board, except that applications for site development for Large Retail Establishments, including other uses proposed as part of the same overall master plan as the Large Retail Establishment, shall be submitted to the Southeast Town Board according to the standards as set forth in this article and to the additional standards, where applicable, in Articles IV and X.

Section 2. Chapter 138, Section 63.4, Subsection C entitled "Design guidelines" shall be amended as follows:

C. Design guidelines. All large retail establishments shall comply with the following Town of Southeast Design Guidelines for Large Retail Establishments. The Planning Board, when considering the site plan, and the Town Board, when considering the site plan and special permit, shall consider the application's conformance to these design guidelines in considering approval or denial of the application. Drawing L-1 shows a schematic layout for a large retail establishment showing, in general, a number of the design elements contained in these design guidelines. *Editor's Note: Drawing L-1 is included at the end of this chapter.* Users of the design guidelines shall refer to this drawing and other drawings for clarification of the guidelines but not as a prescriptive site or building design. Table 1 provides a listing of preferred native plant species.

Section 3. Chapter 138, Section 63.4, Subsection F entitled "Adjustment of regulations" shall be added as follows:

F. Adjustment of Regulations. The Town Board may permit minor modifications or waivers of the provisions set forth at §138-12.1 and §138-15.1 as it deems appropriate, except that modifications or waivers of §138-15.1 are limited to 3 feet in height for fill or cut slopes, and 1 foot in height per wall, 10%, upon balancing important concerns of the community's health, safety and welfare, including: consistency with the Town of Southeast Comprehensive Plan; economic development; harmony of uses with the immediate area; impacts upon quality of life for neighboring residential areas; and mitigation of any adverse environmental impacts. In granting any modification or waiver, the Town Board may attach such conditions as are, in its judgment, necessary to secure substantially the objectives of the standards or requirements so modified or waived.

Section 4. Town of Southeast Commercial Zoning Schedule, 138 Attachment 5, page 5:2, shall be amended as follows:

1. Add "Hotel/motel/conference facility" to the list of special permit uses in the HC-1 District.
2. Amend the first line under "NOTES:" at 138 Attachment 5, page 5:3 as follows: * All special permit uses are subject to site plan approval by the Planning Board, except as otherwise set forth in this Chapter, and architectural review by the Architectural Review Board.
3. The column labeled "Maximum Height" (with subcolumns labeled "Stories" and "Feet") shall be amended to add "See Note U" in the corresponding boxes for the HC-1 District; and the "NOTES" at 138 Attachment 5, Page 5:3 shall be amended to add the following: Note U: A hotel, motel or conference facility may be a maximum of 4 stories or 50 feet in height.

Section 5. Article IX of Chapter 138, entitled "Site Plan Review and Approval" shall be amended as follows:

§ 138-41.1. Approvals for Large Retail Establishments.

Notwithstanding any other provision of the Town Code, the Town Board shall have approval authority for all discretionary permits and approvals, of whatever kind, needed for the construction of a Large Retail Establishment and other uses proposed as part of the same overall master plan as the Large Retail Establishment. The Town Board, in its discretion, may consult with any other Town board, commission, committee or officer whom the Town Board deems necessary and appropriate. The Town Board, in its consideration of applications for discretionary permits and approvals shall follow the procedure of the approval authority that otherwise would have decided the application. For purposes of this section, discretionary permits and approvals shall mean those permits and approvals which are granted at the discretion of the approving authority and excluding ministerial permits and approvals which must be granted upon the applicant's compliance with the relevant requirements under the Town's laws and regulations.

Section 6. Article II of Chapter 138, entitled "Establishments of Districts; Map" shall be amended as follows:

Section 138-6, "Zoning Map" is hereby amended to rezone the following parcels from RC to HC-1.

Tax Parcel ID	Address	Acres
45.2-52	295 Route 312, Brewster, NY	21.20±
45.2-53	265 Route 312, Brewster, NY	1.00±
45.2-54	257 Route 312, Brewster, NY	1.15±
45.2-55	247 Route 312, Brewster, NY	20.15±
45.2-56	237 Route 312, Brewster, NY	8.40±

Section 7. This local law shall take effect immediately upon filing with the Office of the Secretary of State.

Draft

**Town of Southeast, Putnam County, NY
Local Law No. ___ of 2015**

A LOCAL LAW entitled: "A Local Law to Amend Chapter 138 of the Code of the Town of Southeast."

Be it enacted by the Town Board of the Town of Southeast, Putnam County, New York, as follows:

SECTION 1: AMENDMENTS TO ARTICLE II, "ESTABLISHMENTS OF DISTRICTS; MAP"

Section 138-6, "Zoning Map" is hereby amended to rezone the following parcels from RC to HC-1.

Tax Parcel ID	Address	Acres
45.2-52	295 Route 312, Brewster, NY	21.20±
45.2-53	265 Route 312, Brewster, NY	1.00±
45.2-54	257 Route 312, Brewster, NY	1.15±
45.2-55	247 Route 312, Brewster, NY	20.15±
45.2-56	237 Route 312, Brewster, NY	8.40±

SECTION 2: AMENDMENTS TO CHAPTER 138, "ZONING,"

Chapter 138, Section 63.4, Subsection F entitled "Adjustment of regulations" shall be added as follows:

F. Adjustment of Regulations. The Town Board may permit minor modifications or waivers of the provisions set forth at §138-12.1 and §138-15.1 as it deems appropriate, except that modifications or waivers of §138-15.1 are limited to 3 feet in height for fill or cut slopes, and 1 foot in height per wall, 10%, upon balancing important concerns of the community's health, safety and welfare, including: consistency with the Town of Southeast Comprehensive Plan; economic development; harmony of uses with the immediate area; impacts upon quality of life for neighboring residential areas; and mitigation of any adverse environmental impacts. In granting any modification or waiver, the Town Board may attach such conditions as are, in its judgment, necessary to secure substantially the objectives of the standards or requirements so modified or waived.

Town of Southeast Commercial Zoning Schedule, 138 Attachment 5, page 5:2, shall be amended as follows:

1. Add "Hotel/motel/conference facility" to the list of special permit uses in the HC-1 District.

2. The column labeled "Maximum Height" (with subcolumns labeled "Stories" and "Feet") shall be amended to add "See Note U" in the corresponding boxes for the HC-1 District; and the "NOTES" at 138 Attachment 5, Page 5:3 shall be amended to add the following: Note U: A hotel, motel or conference facility may be a maximum of 4 stories or 50 feet in height.

SECTION 3: VALIDITY

The invalidity of any word, section, clause, paragraph, sentence, part, provision of this Local Law shall not affect the validity of any other part of this Local Law that shall be given effect without such invalid part or parts.

SECTION 4: EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the Secretary of State.

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Friday, January 23, 2015 5:24 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: William Henry Supports Crossroads 312

Dear Bill,

Hope all is well. The Town is in receipt of your e-mail. Thank you. Tony Hay

On Thu, Jan 22, 2015 at 6:07 PM, William Henry <donotreply@crossroads312ny.com> wrote:

From: William Henry <[REDACTED]>
Subject: William Henry Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
William Henry

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Friday, January 23, 2015 5:25 AM
To: Bob Cullen; Chris DuBois; Edwin Alvarez; Liz Hudak; Lynne Eckardt; Michele Stancati; Will Stephens
Subject: Fwd: crossroads

fyi

----- Forwarded message -----

From: chiaro [REDACTED]
Date: Thu, Jan 22, 2015 at 6:57 PM
Subject: crossroads
To: thay@southeast-ny.gov

Strongly against. A 35-year home owner of Town of Southeast. Traffic will be dangerous if allowed on 312. Thank you for hearing us.
Chris and Bob Chiaro
Brewster NY

--
Tony Hay

Supervisor, Town of Southeast

1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

(845) 278-2453 (F)

tonyhayusmc@gmail.com

thay@southeast-ny.gov

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Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Friday, January 23, 2015 5:27 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Michael Gombert Supports Crossroads 312

Dear Mr. Gombert,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Thu, Jan 22, 2015 at 8:22 PM, Michael Gombert <donotreply@crossroads312ny.com> wrote:
From: Michael Gombert [REDACTED]
Subject: Michael Gombert Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Michael Gombert

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Friday, January 23, 2015 5:28 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: jennifer gialanella Supports Crossroads 312

Dear Ms. gialanella,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Thu, Jan 22, 2015 at 10:26 PM, jennifer gialanella <donotreply@crossroads312ny.com> wrote:

From: jennifer gialanella
Subject: jennifer gialanella Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
jennifer gialanella

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Friday, January 23, 2015 5:28 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Brett W. Elk Supports Crossroads 312

Dear Mr. Elk,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Thu, Jan 22, 2015 at 8:38 PM, Brett W. Elk <donotreply@crossroads312ny.com> wrote:
From: Brett W. Elk [REDACTED]
Subject: Brett W. Elk Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Brett W. Elk

Address: [REDACTED]

Phone: [REDACTED]

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Friday, January 23, 2015 6:19 PM
To: [REDACTED]
Cc: Town Board
Subject: Re: Meaghan Hogan Supports Crossroads 312

Dear Ms. Hogan,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Fri, Jan 23, 2015 at 6:16 PM, Meaghan Hogan <donotreply@crossroads312ny.com> wrote:

From: Meaghan Hogan [REDACTED]
Subject: Meaghan Hogan Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Meaghan Hogan

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: [REDACTED]
Sent: Friday, January 23, 2015 12:06 PM
To: townboard@southeast-ny.gov
Subject: crossroads 312

Dear Southeast Town Board,

I would like to reiterate my disgust at the proposal before you (my elected) to rezone for crossroads 312. I do not object to staying with the current zoning and allowing for appropriate development. We are all mature and wise enough to know that to rezone would be horribly detrimental to our quality of life in this beautiful town of SOUTHEAST. Please think about your constituents and not special interest groups like these developers. (Is it my imagination or do their most recent post cards with lots of GLOSSINESS resemble those of GREG BALL???? Now look at the news paper headlines regarding his promises and behavior . We the people NEED YOU! Visit route 7 in Danbury Ct. if you need a refresher in development and congestion. Also visit beautiful surrounding towns and see what your developers are proposing....and guess what every one wants to live in these beautiful places. I work with doctors and surgeons every day. They will never want to live here if YOU DO NOT PRESERVE THE BEAUTY BEFORE YOU. It is that simple. We do not want this to happen here. Let the developer put this project where he lives(will never happen) Let the developer point to the mountain in the distance and tell his grand child " I am going to tear that down for you and build a real nice box store/ hotel. Would you like that my love? " Let the developer sit in traffic in his car every day trying to get to school or work or a fire/emergency. Let the developer gaze out on the lights in the parking lots or hear the noise of traffic . If you do not stop this I will never forget this being your boards decision. Only those brave people who oppose it will ever have my confidence or vote again as my leaders.

Sincerely,
Theresa Brandon RN, BSN

PS Why is facebook collecting like/dislike votes from residents of Danbury Ct.? I hope you are screening the information you get from developers for accuracy in numbers.

Michele Stancati

From: Jim Hogan [REDACTED]
Sent: Saturday, January 24, 2015 12:16 AM
To: townboard@southeast-ny.gov
Subject: public hearing Crossroads 312

Town Board Members,

I got home last night from the public hearing and was quite aggravated. I'm appalled at the argument, in my opinion, that the left brings to every public hearing. I wonder at times what planet they come from because they clearly are not the majority in this town.

I moved here 2 weeks before September 11, 2001 after having served my country honorably. One of the things I'm very proud of with regards to this town is the fact that it has consistently remained a republican town ever since and also the fact that Putnam has consistently remained the only republican county south of Albany. Many people in this country have forgotten how they felt on September 11th. Not the people of the Town of Southeast. They have proven through the election process that we remain true to the ideals of liberty and freedom. With that comes the values of hard work, capitalism and taking care of each other.

The Crossroads 312 project, in my opinion, is in harmony with these values and ideals. It supports the choice of the people to live their lives how they choose. We currently have limited choices to shop close to home. Since when has it become a crime to live the ideals of capitalism in this town?

The people of the Town of Southeast elect republicans for a reason. We expect the candidates that we vote for to live these ideals and make decisions that support these ideals. If you are a republican and you vote no to a project such as this, you not only should be ashamed, but you have cowardly succumbed to the pressure of the people that represent less than 1% of the population of this town. I respectfully request that every republican on the Town Board have the courage to represent the ideals of our party and vote yes to the zoning change. As Mr. Cullen said last night, projects have failed in the past. Don't let this one be the next. It's time for courage."

Respectfully,

Jim Hogan

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Saturday, January 24, 2015 8:38 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Kathryn gillies Supports Southeast Job Creation

Dear Ms. gillies,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Fri, Jan 23, 2015 at 10:20 PM, Kathryn gillies <donotreply@crossroads312ny.com> wrote:
From: Kathryn gillies [REDACTED]
Subject: Kathryn gillies Supports Southeast Job Creation.

Message Body:

Dear Members of the Town of Southeast Town Board:

The economic downturn and lack of quality jobs has greatly affected our community.

The Crossroads 312 project will help create over 700 good paying jobs across a variety of sectors.

Please support the Crossroads 312 project so residents have the ability to work locally!

Sincerely,
Kathryn gillies

Address:
[REDACTED]

Phone:
[REDACTED]

--
This e-mail was sent from the JOB CREATION form on CrossRoads312NY
(<http://www.crossroads312ny.com>)

--
Tony Hay

Supervisor, Town of Southeast

1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Saturday, January 24, 2015 8:40 AM
To: Jim Hogan
Cc: Town Board
Subject: Re: public hearing Crossroads 312

Dear Mr. Hogan,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Sat, Jan 24, 2015 at 12:16 AM, Jim Hogan [REDACTED] wrote:
Town Board Members,

I got home last night from the public hearing and was quite aggravated. I'm appalled at the argument, in my opinion, that the left brings to every public hearing. I wonder at times what planet they come from because they clearly are not the majority in this town.

I moved here 2 weeks before September 11, 2001 after having served my country honorably. One of the things I'm very proud of with regards to this town is the fact that it has consistently remained a republican town ever since and also the fact that Putnam has consistently remained the only republican county south of Albany. Many people in this country have forgotten how they felt on September 11th. Not the people of the Town of Southeast. They have proven through the election process that we remain true to the ideals of liberty and freedom. With that comes the values of hard work, capitalism and taking care of each other.

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The people of the Town of Southeast elect republicans for a reason. We expect the candidates that we vote for to live these ideals and make decisions that support these ideals. If you are a republican and you vote no to a project such as this, you not only should be ashamed, but you have cowardly succumbed to the pressure of the people that represent less than 1% of the population of this town. I respectfully request that every republican on the Town Board have the courage to represent the ideals of our party and vote yes to the zoning change. As Mr. Cullen said last night, projects have failed in the past. Don't let this one be the next. It's time for courage."

Respectfully,

Jim Hogan

--
Tony Hay

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Saturday, January 24, 2015 8:41 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Joshua ernst Supports Southeast Job Creation

Dear Mr. ernst,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Fri, Jan 23, 2015 at 10:21 PM, Joshua ernst <donotreply@crossroads312ny.com> wrote:

From: Joshua ernst [REDACTED]
Subject: Joshua ernst Supports Southeast Job Creation.

Message Body:

Dear Members of the Town of Southeast Town Board:

The economic downturn and lack of quality jobs has greatly affected our community.

The Crossroads 312 project will help create over 700 good paying jobs across a variety of sectors.

Please support the Crossroads 312 project so residents have the ability to work locally!

Sincerely,
Joshua ernst

Address:
[REDACTED]

Phone:
[REDACTED]

—
This e-mail was sent from the JOB CREATION form on CrossRoads312NY
(<http://www.crossroads312ny.com>)

—
Tony Hay

Supervisor, Town of Southeast

1360 Route 22, Brewster, NY 10509

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Saturday, January 24, 2015 3:43 PM
To: [REDACTED]
Cc: Town Board
Subject: Re: THOMAS CULOS Supports Crossroads 312

Dear Mr. Culos,

The Town is in receipt of your e-mail. Thank you. Thank you. Tony Hay

On Sat, Jan 24, 2015 at 3:33 PM, THOMAS CULOS <donotreply@crossroads312ny.com> wrote:
From: THOMAS CULOS <[REDACTED]>
Subject: THOMAS CULOS Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
THOMAS CULOS

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: [REDACTED]
Sent: Saturday, January 24, 2015 4:22 PM
To: townboard@southeast-ny.gov
Subject: Crossroads

I was at the recent and was unable to take the microphone but I would like to address two things. The first is the change of the code. This would be a horrible mistake which would affect other potential projects. Mostly my concerns are regarding the traffic problem. This already exists. I live 2 tenths of a mile from 312 on north brewster road. There already is a huge traffic problem. Sometimes it is impossible to get onto 312 to go to the medical building ... it is easier to go through town onto rte 6 because the traffic doesn't let cars on. I know there will be traffic lights but trying to return home from there is at least a 10 minute experience. I'm also concerned about the traffic when the Assembly of God and the possibility of commercial entrance in Dykeman's to the recent clearing of that property and potential development there. Cars from 22 have begun using the Sodom Rd exit and has caused increased traffic on Brewster Hill Rd. I began coming to brewster in 1954 in the summers moving up permanently in 1960. I have seen many changes and especially the deterioration of a village that once alive with stores and gathering of people going to a variety of stores and the theater. The village is a disgrace. We should be concerned about the many vacancies that exist and not expanding for hotel and more strip mall stores that will eventually be more vacant space. Finally I wonder why the area Mr Kepler wanted to develop leading to Ct. Isn't being considered and why is the property where the Fox Ridge motel was isn't a good spot for a hotel.

Vicki LaMere.

Sent from Yahoo Mail on Android

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Sunday, January 25, 2015 6:57 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Anthony Colello Supports Crossroads 312

Dear Mr. Colello,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Sat, Jan 24, 2015 at 7:49 PM, Anthony Colello <donotreply@crossroads312ny.com> wrote:
From: Anthony Colello [REDACTED]
Subject: Anthony Colello Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

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The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Anthony Colello

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Sunday, January 25, 2015 6:59 AM
To: James Sangiamo
Cc: townboard@southeast-ny.gov
Subject: Re: Crossroads

Dear Mr. Sangiamo,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Sat, Jan 24, 2015 at 8:42 PM, James Sangiamo [REDACTED] wrote:

My name is James Sangiamo and I live in Brewster and I encourage you to vote no on the crossroads proposal ..
Sent from my iPad

--
Tony Hay

Supervisor, Town of Southeast

1360 Route 22, Brewster, NY 10509

(845) 279-5345 (O)

(845) 278-2453 (F)

tonyhayusmc@gmail.com

thay@southeast-ny.gov

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Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Sunday, January 25, 2015 6:58 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Kris Supports Crossroads 312

Dear Kris,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Sat, Jan 24, 2015 at 10:26 PM, Kris <donotreply@crossroads312ny.com> wrote:

From: Kris [REDACTED]
Subject: Kris Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Kris

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: [REDACTED]
Sent: Sunday, January 25, 2015 7:05 AM
To: townboard@southeast-ny.gov
Subject: crossroads rt 312

To all town board members- please vote NO for the rezoning of the property on rt 312. I am a 30 yr resident of this town, and a 22 yr member of the Brewster VOLUNTEER Fire Department. I feel that traffic congestion will be unbearable for the whole area of Rt 312;Rt 22;N. Brewster Rd;Brewster Hill Rd., etc. This huge project could be the "straw that broke the camel's back" as far as traffic and increased call volume for the volunteer fire and EMS services.

Thank you.

Michael and Judith Fitzgerald

[REDACTED]
Brewster=

Michele Stancati

From: [REDACTED]
Sent: Sunday, January 25, 2015 9:03 AM
To: townhall
Subject: crossroads 312

Please do not put the proposed crossroads 312 project at that location! There are too many unfavorable issues that we will encounter. It is not an intelligent decision for that area.
Thank you, Bob Chiaro, resident of Southeast for 35 years.

Michele Stancati

From: [REDACTED]
Sent: Sunday, January 25, 2015 10:09 AM
To: townhall
Subject: crossroads 312

We ask that you do not change the zoning for the crossroads project. We are particular worried about the negative effect of more traffic on the school children and special education children taking longer to get to school and home. Also, because of the added traffic, it would be very difficult for the volunteer fire department to get to their fire department by traffic tie ups which would be daily.

There are too many valid reasons why this should not be changed.

Thank you.

Chris Chiaro

Resident of Town of Southeast for 36 years

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Monday, January 26, 2015 7:12 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Elizabeth Weakley Supports Crossroads 312

Dear Ms. Weakley,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Mon, Jan 26, 2015 at 7:03 AM, Elizabeth Weakley <donotreply@crossroads312ny.com> wrote:

From: Elizabeth Weakley [REDACTED]
Subject: Elizabeth Weakley Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

Between construction jobs and permanent full and part staffing that will be needed in the retail, restaurant, and hotel locations over 700 good paying local jobs will be created.

The New York State Police, Putnam County Sheriff's Office, and Brewster Fire Department have all cleared this project from a safety point of view, and have adequate resource to maintain the top notch service we have come to expect from their respective departments.

The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Elizabeth Weakley

Address: [REDACTED]

Phone: [REDACTED]

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Monday, January 26, 2015 9:39 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Rosemary Foss Supports Crossroads 312

Dear Ms. Foss,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Mon, Jan 26, 2015 at 9:36 AM, Rosemary Foss <donotreply@crossroads312ny.com> wrote:

From: Rosemary Foss [REDACTED]
Subject: Rosemary Foss Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

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The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Rosemary Foss

Address:
[REDACTED]

Phone:
[REDACTED]

Michele Stancati

From: Tony Hay [tonyhayusmc@gmail.com]
Sent: Monday, January 26, 2015 9:39 AM
To: [REDACTED]
Cc: Town Board
Subject: Re: Robert Foss Supports Crossroads 312

Dear Mr. Foss,

The Town is in receipt of your e-mail. Thank you. Tony Hay

On Mon, Jan 26, 2015 at 9:35 AM, Robert Foss <donotreply@crossroads312ny.com> wrote:

From: Robert Foss [REDACTED]
Subject: Robert Foss Supports Crossroads 312

Message Body:

Dear Members of the Town of Southeast Town Board,

I want to thank you in advance for your proactive support of the Crossroads 312 project!

The proposed Crossroads 312 project serves as a key example of opportunities our Town needs more of. Jobs. Economic development. Tax relief!

The project is expected to generate more than \$5.2 Million in tax revenue through property and sales taxes for our community, while not impacting schools.

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The Town Board will be faced with the choice to support this project at an upcoming meeting. This project is of critical importance to my neighbors and I. Our town is counting on your support.

Thank you in advance and please continue to vote to support the Crossroads 312 project.

Thank you again and I look forward to thanking you, in person, for your positive support.

Sincerely,
Robert Foss

Address:
[REDACTED]

Phone:
[REDACTED]