

# Southeast Matters

The newsletter of **Concerned Residents of Southeast, Inc.**

<http://www.crse.org>

October 2003

## A Message from the President

I would like to thank all members of CRSE for their overwhelming support of our organization. Our mission, goal and prime concerns are for sound, rational development and for the protection of our environment.

Over the past year our membership has grown to over 500 hundred concerned residents. We have become a vital factor in our community. We plan to continue impressing upon our officials the value of good planning and sound environmental practices.

Sincerely,

*Richard Feuerman*

Richard Feuerman, President

**Be certain to VOTE on November 4th**

## What's on the agenda in Southeast?

### TERRAVEST INTERNATIONAL CORPORATE PARK: Route 312

On Monday, October 22<sup>nd</sup> the Southeast Planning Board voted 7-0 to accept the "Final Supplemental Environmental Impact Statement (F SEIS)" granting preliminary approval to the Terravest project on Route 312 near the Motor Vehicle Dept. & Home Depot.

This project will house Ace Endico, a 295,000 sq. ft. (6 3/4 acres) food repackaging plant plus two other large structures, tenants unknown.

There will be 60 units of Senior Housing, consisting of two story, three bedroom, two bath cluster homes on a relatively small site bisected by the project's sewage treatment plant. The area's four-acre zoning does not apply to Senior Housing.

Southeast code requires payment of a "parks and recreation fee" for subdivisions & development projects. The applicant committed to transferring ownership of 15 acres of partially graded land to the town, in lieu of cash. Despite frequent references to "ball fields," there will be no ball fields or soccer fields unless paid for by Southeast fee and taxpayers.

An S.E.I.S. was prepared and a Special Public Hearing was held in August to address concerns raised in public hearings. The only changes made included scaling back the Senior Housing from 72 to 60 units, re-grading the proposed Southeast "ball fields" and moving an interior road. The applicant dismissed a lower-build alternative as economically untenable.

Terravest's neighbors, CRSE and other groups still have major concerns regarding many issues, including:

- There will be at least 2 additional traffic lights located on Route 312 plus the traffic and pollution from the addition of 25 box trucks per day plus large tractor trailers.
- Water Pollution: there will be significant storm water run-off draining into the already impaired Middle Branch Reservoir and down Brewster's Main Street via Tonetta Brook.
- Senior Housing: Does the Senior Housing really meet all legal criteria to actually remain Senior Housing?
- CRSE feels that issues of noise pollution, light pollution and air quality have not been adequately addressed.

### THE MEADOWS AT DEANS CORNER: Deans Corner Road

'The Meadows' is a 104-lot cluster-home subdivision located between Allview Avenue and the underpass of Route I-684 near the Drewville Cemetery.

When first proposed in 1989 this subdivision was code compliant. In the meantime the applicant took a self-imposed 7-year hiatus. In 1997 the 'Watershed Memorandum of Agreement' between NY State and NYC substantially increased wetland, watercourse and buffer designations. These changes obviously impact the amount of development that can be sustained.

Although the town code (old and new) limits cul-de-sac roads to a maximum of 1,000 feet (serving 10 houses) 'The Meadows' proposes a road on the north parcel that will be 7,600 feet long. A dead end road of 3,850 feet is proposed to serve the south parcel.

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There have been proposals of alternatives conform to code or to eliminate wetland disturbances.

At this late stage, there are no detailed plans for the sewage treatment plant or community water supply in the public forum.

Due to the lack of detailed and public information that was part of the 1989 requirements for site plan approval, Riverkeeper, CWCWC and CRSE have filed 3 separate lawsuits against the Southeast Planning Board. After winning our first lawsuit last spring, the Planning Board granted 'The Meadows' a resolution that no further studies need to be done. That action triggered additional lawsuits.

**THE CAMPUS AT FIELDS CORNER: Pugsley Road.**

This huge project (237,000sq. ft. office/conference space and 143 residential units) sits on 163 acres on Pugsley Road off Route 312. 'The Campus' is in the late stages of approval. In a meeting on September 25<sup>th</sup> the Town Board announced litigation had been settled with 'The Campus' as it would be too costly for the town to pursue. As of March 31<sup>st</sup> the town had spent about \$5,000 in outside attorney's fees.

**WESTON CHASE: Turk Hill Road.**

This 12-lot subdivision on Turk Hill Road has its conditional preliminary approval. The Weston Chase site includes a stream running through the property, steep slopes, wetlands and buffers that involve more than half the site area.

Although Southeast law dictates that cul-de-sacs be 1,000 feet or less with only 10 houses, Weston Chase has 12 houses, four will share one common driveway. On July 17<sup>th</sup> the Town Board granted a 280a allowing the project to proceed as conceived.

The Croton Watershed Clean Water Coalition (CWCWC), the Putnam County Coalition to Preserve Open Space and project neighbor, William Delafield, initiated litigation against the Planning Board regarding this project.

**PALAZETTI WAREHOUSE: Fields Lane.**

This is an 8,000 square foot warehouse that will include on-site construction equipment storage and material storage (gravel, etc.). There are steep grades of 15% and drainage concerns. This project has been referred to the Town Board for a 'Special Permit,' as well as the Conservation Commission and Architectural Review Board.

**MANCINI/CIOLO: Enoch Crosby Road.**

A 5-lot subdivision has been proposed for Enoch Crosby Road. Mancini/Ciolo also built the 49 lot 'Crosby Hill' Subdivision and the seven lot 'Middle Branch Manor' Subdivision, both off Enoch Crosby Road. The site of this new proposal has both wetlands and steep slopes. This development will require a 280a permit (a private road which serves more than 2 houses must be approved by the Town Board). A 280a also requires that there be a Homeowner's Association for road and/or drainage maintenance after the project is complete.

**HIGH MEADOW FARM SUBDIVISION: Welfare Road.**

This is a four-lot subdivision that was given a negative (no problems) declaration by the Planning Board in 1998. Since then the entrance has been changed. There are significant 'wetland crossings' proposed.

There are 6.73 acres of wetlands and wetland buffers on the site as well as 15% steep slopes. In addition, this will also require a 280a (Permit by the Town Board needed for approval).

At the October 22<sup>nd</sup> meeting the Planning Board determined that this project (if unchanged) would not have to go through another environmental review as one has already been completed.

**PUTNAM COUNTY SAVINGS BANK: Route 6 and Drewville Road.**

A parking lot expansion of 30 spaces on approximately one-quarter acre has been proposed. There are drainage problems that affect the neighbors with properties downhill from the bank property.

**SELF-STORAGE UNIT: Route 6.**

Since Route 6 is under a Commercial Moratorium this project remains on the back burner. At one point litigation by the developer was pending against the town.

**HIGH RIDGE ESTATES: Dingle Ridge Road.**

This five-lot development off Dingle Ridge Road is a re-subdivision. For approval it needed and received a 280a from the Town Board (one driveway is between 1,400 and 2,000 feet long). There are steep slopes, wetlands and a significant wetlands crossing.

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***CRSE's effectiveness depends on your membership and financial support***

**Please join      Please contribute**

**STARR RIDGE EQUESTRIAN CENTER: Starr Ridge Road.**

This fifty-horse stable was granted preliminary approval by the Planning Board and subsequently issued a 'Special Use Permit' by the Town Board.

**ROOT AVENUE SUBDIVISION: Between Root Avenue and John Simpson Road.**

This five-lot subdivision is located slightly above the Middle Branch Reservoir. There are sight line problems along Simpson Road and due to its proximity to the already impaired Middle Branch Reservoir, there are many other environmental concerns.

**STRAZZA SUBDIVISION: Doansburg Road.**

This proposed 10-lot subdivision sits on the same site that the Temple Beth Elohim wanted to build. There are steep slopes, wetlands and sight line issues that trouble this property.

**J.P. INTERNATIONAL DEVELOPMENT CORP. Old Milltown Road.**

A 3-lot subdivision is planned for this 35 acre site. The land was formerly logged and mined. There are wetlands, ridgelines and some soil issues regarding septic fields.

**BREWSTER TRANSIT: Fields Lane.**

On October 27th the Planning Board voted to declare itself lead agency. There are still zoning violations, as well as problems with lighting and hours of operation. The already completed, unapproved additions have been in court and in front of the Planning Board for over one year.

**TURK HILL ROAD EAST: Corner of Turk Hill and Allview near 'The Castle'**

This seven-lot subdivision is on 55 acres. Wetlands cover much of this acreage. Detention Basins are located in buffer areas. The Planning Board asked the applicant to review individual infiltration and remove all basins from the buffer area and consider conservation easement.

**WEST BRANCH SUBDIVISION: Route 22 near the Croton Falls border.**

A 4-lot subdivision is proposed for this 23-acre parcel. This property would require several variances and special permits for steep slopes (grades of up to 28%), pump-up septic systems, and a 280a. The Town Planner felt that this would be a very difficult site to develop.

**WATERVIEW ESTATES: Allview Avenue and Route 22 near Diverting Reservoir.**

This 5-lot subdivision has sight-line problems on Allview Avenue. Steep slopes and drainage are also a concern. A 280a will be needed from the Town Board, as well as a wetlands permit from the Conservation Commission.

**BREWSTER MANOR: Route 312, near Route 22.**

This 9-lot subdivision is on 89 acres near Bog Brook Reservoir. There are 18.5 acres of wetlands and 72% of the property has slopes of over 10%. In fact 58% of the slopes have grades of greater than 15%. Preliminary subdivision approval was conditionally granted in 1997.

**CELL TOWERS:**

An 80 ft. Sprint Tower is proposed on Route 22 in the Reed Farm vicinity. Omnipoint Communications has proposed a 120-foot tower at 87 Hillside Park. This tower will affect the wetland buffer area.

**CONCERNED RESIDENTS OF SOUTHEAST**

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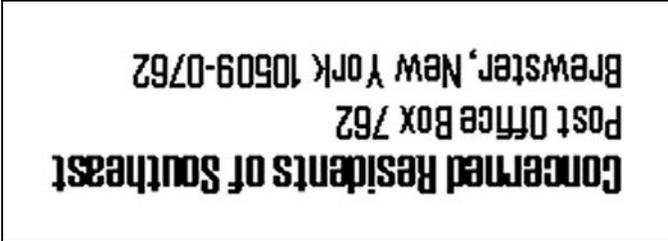
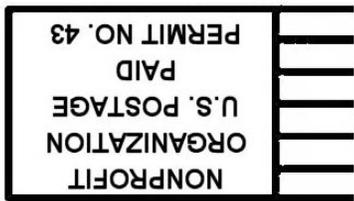
**CONCERNED RESIDENTS OF SOUTHEAST  
POST OFFICE BOX 762  
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**Be sure to VOTE**  
on Election Day, November 4<sup>th</sup>

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## The Village of Brewster

CRSE is convinced that both the Town and the Village will benefit from the continued presence of town offices on Brewster’s Main Street and that moving those offices would have a devastating impact on the economy of the Village of Brewster.

The brand-new Southeast master plan and recent county legislation show the town relocating its offices to ten acres of the Tilly Foster Farm “open space” purchase. CRSE feels that relocation of town offices from its taxpaying village to “open space” offers no benefit to village, town or county residents and therefore has no merit. (CRSE is opposed to the use of “open space” for any purpose other than for open space uses.)

At the September 25<sup>th</sup> Town Board meeting, Village trustee Dan Birmingham presented a unanimously approved Village of Brewster resolution encouraging the town to retain its offices in the village. The resolution attempted to address each concern voiced by Southeast officials to justify moving town offices from the village and it reached-out to improve cooperation between village and town officials. It invited town officials to work toward improving facilities for both governments on Brewster’s Main Street and contained assurances that the village trustees would pass legislation giving up their right to ever seek to evict Town offices through “coterminous” proceedings.

In October, the Town Board’s response came in the form of a “resolution” demanding several 180-degree policy reversals from village trustees before the Town would consider “negotiating.” It asked for village land to be ceded to the town and for the village to reverse its position on its \$150,000 contract with the Putnam County Sheriff as conditions to “negotiation.” The town’s pseudo-resolution was not discussed at a public hearing, not read aloud in any public forum and was not subject to a vote at any public meeting.