

# Concerned Residents of Southeast

<http://www.crse.org>

Spring 2005

## Letter from the President CRSE

I would like to thank those who have given their support to the principles and causes of Concerned Residents of Southeast. It has been a very important year. CRSE has made great strides in accomplishing our primary goals of increasing support in our community and assuring that our town officials adhere to the laws and the master plan that they put into place.

We must continue to educate our growing membership. Building alliances with nearby community groups is vital, as our problems and their problems overlap and affect all surrounding communities.

We must continue to work diligently to increase our effectiveness in order to enhance the quality of life in our community.

Many thanks to our officers, directors and members for their continued hard work and constant support that is so vital to the success of the Concerned Residents Of Southeast.

Richard Feuerman  
President

## Connecting the Dots in Southeast

Yes, it's true. There have been over 400 units of housing approved (or 'conditionally approved') by the Southeast Planning Board in the last two and a half years. The question is: How will this affect your life in Southeast?

## Higher Taxes:

Most of the housing approved is for single family residences. In all likelihood these homes will include school age children. At the cost of around \$17,000 per child per year it's obvious these household's school taxes alone will not cover the cost of even 1 child. Where will the remaining funds come from?

## Senior Housing:

CRSE believes that the Senior Housing Code in Southeast is nothing more than an 'end run around current residential zoning.'

Senior Housing may be allowed by special permit in an OP-2 (Office Park) zone. And the current sites, both proposed and built, offer little in the way of amenities. Both the Mt. Ebo and Terravest locations offer nothing in the way of cultural activities and neither site is pedestrian friendly.

In fact the only 'bonus' for seniors would appear to be a sewer system. Neither location connects seniors to other viable neighborhoods or communities. In short, Southeast's current 'Senior Housing' code fails to provide social, cultural or physical amenities that all seniors deserve. It should be reexamined and revised immediately.

## Traffic:

Do you hate the traffic on Route 22 and Route 312 now? Don't look for it to get any better in the near future. The town is currently exploring the possibility of a Transportation Improvement District on Route 312 but this 'solution' is probably years away. In the meantime Ace Endico (Route 312) has been approved and 60 units of Senior Housing (Route 312) are in the final stages of approval. And more development is in the planning stages along Route 22. In addition, two large projects are on the table in the Hamlet of Carmel (See Regional Projects) which will further exacerbate an already unacceptable traffic situation.

## Air Pollution:

According to the American Lung Association Putnam County's air quality is below acceptable standards.

## Water Quality:

Four out of the five reservoirs in (or partially in) Southeast are already phosphorus impaired.

## Conclusion:

The Town has recently upzoned many areas of Southeast to four acre zoning and the Town Board is currently considering an additional moratorium be enacted along Route 22. While this will help mitigate the poorly planned development to date it is unlikely to solve ongoing infrastructure and escalating school taxes that plague Southeast.

CRSE looks to the Town Board to enforce all zoning and planning codes without variances and special permits thus ensuring 'smart growth' for us all.

**To join the Concerned Residents of Southeast fill out the membership form and mail it to CRSE along with your dues.**

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## What's In Store for Southeast

### **Baker Farm: Enoch Crosby Road**

This 5 lot subdivision has ridgeline, steep slope, stone wall and wetland concerns.

### **Durkin Farm Subdivision: Brewster Hill Road**

This 5 lot subdivision has been problematic from the start. Located within a half mile of a toxic superfund site well drilling was a major concern. At a July 26, 2004 Planning Board meeting the project engineer told the Board that due to a redesign the EPA had signed off. There are sight line problems as well.

### **Fisher Subdivision: Nelson Blvd.**

Although only 3 lots on 47 acres, this proposed subdivision generated an incredible amount of interest and involvement from Drewville Heights' neighbors. The possibility of an equestrian facility requiring large service trucks and trailers to pass through their neighborhood elicited great concern. The fact that there will be wetland buffer encroachment despite the property's size is of great concern to CRSE as well.

### **High Meadow Farm: Welfare Road**

This 3 lot subdivision ran the gauntlet in '04. After months in front of the Zoning Board of Appeal asking for a waiver from the Resource Protection Plan which would have allowed the applicant 4 lots instead of 3. The request for a waiver was denied.

### **JP International: Old Milltown Road**

This 3 lot subdivision has potential problems as there will be wetland disturbance. Easements for stormwater drainage are needed as well.

### **Landau Subdivision: Joes Hill Road**

This 4 lot subdivision could meet frontage requirements but the owner wishes to maintain additional frontage for his existing lot. This subdivision will need a variance from the Zoning Board of Appeal and a wetlands permit from the Conservation Commission.

### **Pinebrook Estates: Drewville Road**

On approximately 50 acres, this 7 lot subdivision was before the Planning Board last April. Six lots sit in Southeast with one in Carmel.

### **Root Avenue Subdivision: Root Avenue**

This 6 lot subdivision has major complex drainage concerns which the Planning Board Chair described as 'one big mess.' Perched above the already impaired Middle Branch Reservoir this development deserves close scrutiny.

### **Strazza Subdivision: Doansburg Road**

This 9 lot subdivision does not conform with the new four acre zoning.

### **Triple J Subdivision: Welfare Road**

Although issued a conditional final approval last April by the Southeast Planning Board, this project straddles town lines and is now in front of the Patterson Planning Board. There are wetland issues. Matters were further complicated when the DEP lost data.

### **Turk Hill Road East: Turk Hill Road**

4 Lot Subdivision (originally proposed as 7 lots) ended up before the Planning Board as five lots before entering into litigation with the Town due to upzoning and a resulting Moratorium. The case was recently settled resulting in a total of 4 new lots. Wetland issues remain so that this subdivision will still have to go before the Conservation Commission.

### **Vita Subdivision: Brewster Hill Road**

This 3 lot subdivision has neighbors concerned with sight-line problems and questions on wetlands. This subdivision was granted preliminary approval on January 10, '05.

### **Waterview Estates: Allview Avenue**

A 4 lot subdivision . There are severe sight line problems as well as drainage concerns. One of the major problems is obtaining safe access off Allview. It consists of two very steep granite hills, is full of bedrock outcrops, and has a steep ravine with intermittent streams and wetlands flowing directly down into the Diverting Reservoir.

### **Mt. Ebo Senior Housing: Mt Ebo Corporate Park**

The new proposal calls for an 8 building, 168 unit Senior Housing Complex. One building will be for a combination of Medical Offices/Clubhouse. Amenities consist of a clubhouse, fitness trail and gazebo. A special permit will be needed for this project. The apartments/condos will be sold at 'market rates'.

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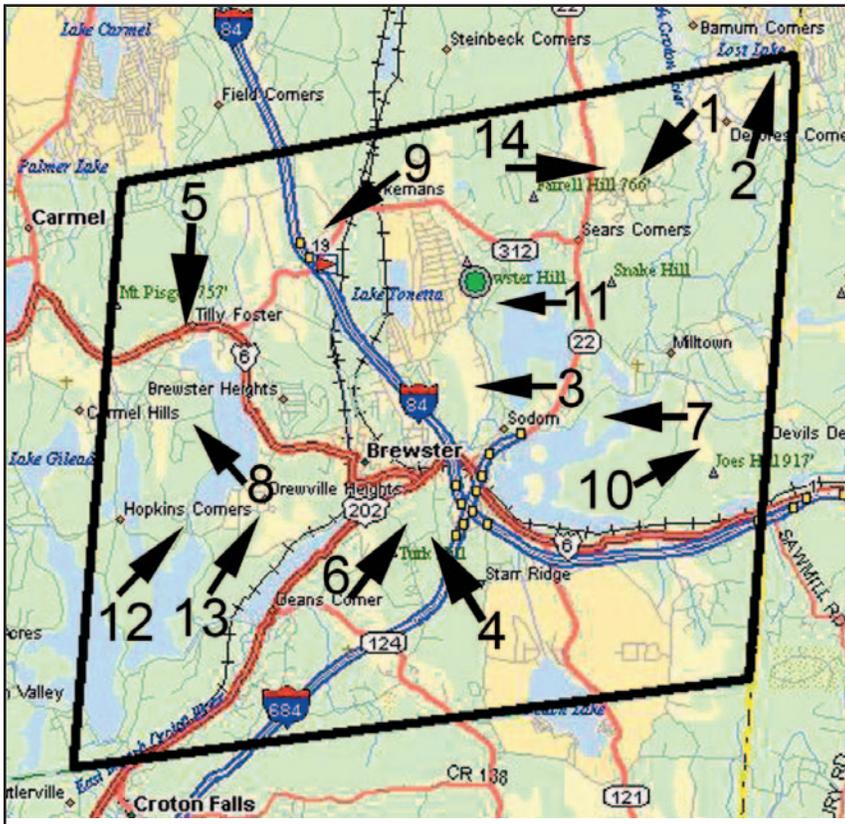
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## Projects in Front of the Planning Board



1. Strazza Subdivision-9 lots
2. High Meadow Farm- 3 Lots
3. Durkin Farm Subdivision-5 Lots
4. Turk Hill Road East -4 Lots
5. Root Avenue Subdivision-6 Lots
6. Waterview Estates -4 Lots
7. JP International -3 Lots
8. Baker Farm - 5 Lots
9. Terravest Senior Housing- 60 Lots
10. Landau - 4 Lots
11. Vita Subdivision- 3 Lots
12. Pine Brook - 7 Lots
13. Fisher Subdivision - 2 Lots
14. Mt. Ebo Senior Housing - 168 Units

## Maple Rd Paving Project

On Tuesday night, April 5, 2005 an 'Informational Meeting' was held at Lakeview Manor. Over 150 residents attended. The Town Engineer, Tom Fenton, and Highway Superintendent, Jim Lawlor, gave a brief history and overview of the paving proposal.

This 'improvement' plan will cost Southeast residents over \$275,000. And the overwhelming majority of speakers spoke passionately of preserving Maple, unpaved, as it is now. Concerns ranged from increased speeds, short cut access, decreased pedestrian safety and overall loss in the quality of life that paving will bring. Not a single resident of Maple Road spoke in favor of paving.

Finally, Concerned Residents of Southeast believes that Maple Road serves as a link to our rural past and provides a unique recreational opportunity for all residents of Southeast. We look to the Town Board to preserve our rural heritage and character by leaving Maple Road unpaved.

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## **Terravest Corporate Park: Route 312 and International Blvd.**

This is a huge commercial and residential project in the final stages of approval depending on the outcome of pending litigation.

The largest building in Terravest will be Ace Endico. Currently under construction the Ace Endico building is approved for 295,000 square feet. Ace Endico is a food packaging and processing plant serving restaurant and retail outlets in the metropolitan area. The building currently under construction is 85,000 sq. ft. Eventually the Ace Endico building will be over three times as large.

The building can be seen from as far away as Nichols Road (near the Connecticut border) as well as from Routes 84, 312, and North Brewster Road.

The other buildings on site will be a combined 62,000 square feet, (41,000, 34,000 and 16,000 respectively). Westchester Tractor (of Goldens Bridge) is seeking a 'Special Permit' to occupy Lot 9 (34,000sq. ft).

Across Zimmer Road on 88 acres there are 60 units of Senior Housing proposed as well as a waste water treatment plant and recreational town fields. There is significant wetland buffer incursion (over 5 acres) on this portion.

The 60 Senior Houses will be two story 3 bedroom houses, with both one and two car garages. There are no amenities planned.

Finally, there will be no waste water treatment plant in place (it has not been built yet) if and when Ace Endico opens this spring. There will be a 10,000 gallon septic tank on site that will be pumped and trucked out on a bi-weekly basis for up to two years. At a recent Public Hearing (January 21st) the applicant stated that the WWTP would be up and running within a year – approximately when Westchester Tractor will open.

CRSE does not believe that the Terravest project serves the community in a positive and sustainable fashion. Furthermore, the proposed on site 'Senior Housing' does not meet the minimum criteria for a vital, well planned community serving our senior citizens.

On March 22, 2005, the Conservation Commission referred this project to the Town Board for approvals by a vote of 4-1, despite over 5 acres of wetland buffer incursion.

## **MEADOWS AT DEANS CORNER**

This is a major subdivision of 104 lots on 309 acres for large, high-priced, single family, detached houses squeezed into 3/4 acre lots or less. The subdivision will have private water and sewage systems. For those unfamiliar with the area, the site straddles Deans Corner Road (old State Rte. 124) from Allview Avenue southeast to US Rte. 684. The site is approximately the same size as the entire Village of Brewster.

In June 2002, CRSE sued both the Planning Board and the developer. CRSE was joined in an independent lawsuit by Riverkeeper. The basis of the lawsuit was that proper procedure was not followed and that Town codes were not followed. Judge Nicolai ruled in favor of the lawsuit, but the Town Planning Board quickly voted that no further reviews were needed. Several more lawsuits have kept the development from commencing, but the development is approaching its maximum 360 day code-mandated limit on extensions to start construction after receiving the Conditional Final Approval. Apparently some permit granting agencies outside the Town of Southeast are not satisfied. Also, several more appeals are being filed.

### **Recommended Reading**

#### **Suburban Nation: The Rise of Sprawl and the Decline of the American Dream**

by Andres Duany, Elizabeth Plater-Zyberk, Jeff Speck

#### **Smart Growth: Form and Consequences**

by Lincoln Institute of Land Policy (Corporate Author), Terry S. Szold (Editor), Armando Carbonell (Editor)

#### **SEQR Cookbook**

[www.dec.state.ny.us/website/dcs/seqr/cookbook1.PDF](http://www.dec.state.ny.us/website/dcs/seqr/cookbook1.PDF)

#### **Pave It...Or Save It?**

**Vol.1 : The Environmental, Economic, and Social Impact of Sprawl.**

[www.riverkeeper.org](http://www.riverkeeper.org)

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## Poor Planning in our Corporate Zones

### Fields Lane:

The projects below are all slated for Fields Lane. Fields Lane is an OP-1 (Office Park 1) zone. For principle uses OP-1 zones allow: Offices and Research Labs. By special permit (approved by the Southeast Town Board) the following uses are permitted: Restaurants/Recreation; Hotel, Motel, and Conference Facility; and Warehouse/Storage and Light Manufacturing

You'll note from the pattern below that all these projects will need a 'Special Permit' from the Town Board. While Fields Lane was intended for Corporate Development and Lab Research it has become a catch-all for warehouses. In this case three out of the six below are landscaping concerns and all of the projects need a special permit.

CRSE believes that corporate development would have served the community better in two important ways:

- Providing higher end jobs where residents could possibly work and live within Southeast.
- By virtue of their nature, Corporate Parks would have a higher assessment than the projects below. Higher assessments generate more tax dollars for Southeast.

The following projects are all in front of the Planning Board:

**Alcon:** A seven acre lot with a proposed building (9,600 square ft.) and 1 acre of outdoor storage is currently in front of the Planning Board. Alcon is a landscaping firm (Alfredo). A variance will also be needed (for outside storage) from the Zoning Board of Appeals.

**Barnes Office/Warehouse:** This 10,000 sq. ft. office warehouse is on 3 acres. A 25 space parking lot is proposed as is a pump-up septic.

**Northwater Group:** 40,000 square feet of office/warehouse space (5 buildings). This is also a landscaping firm. There is wetland buffer incursion. Currently in front of Planning Board.

**Palazetti Warehouse:** This is an 8,400 sq. ft. Warehouse/Office building with 3,400 sq. ft. outside storage. There are incursions into the wetland buffer.

**Penella Warehouse/Office:** This is a 6,000 square foot Warehouse/Office on 6.9 acres. There is 6,000 to 10,000 square ft. of wetland buffer disturbance proposed - part of the driveway and septic are within the buffer. There will be six parking spaces. This is another landscaping firm.

**Orchard Hill:** Although slated as a golf course and conference center in North Salem, the Southeast portion of this project contains: a 9,000 sq. ft. maintenance facility, a 400 sq. ft. (about 20'X20') Golf Academy and 3,500 sq. ft. of outdoor storage. Southeast is also slated to get 60% of the traffic.

### Web Based Resources

#### Plan Putnam

<http://www.planputnam.org>

#### Putnam Smart Growth Alliance

<http://www.putnamsmart.org>

#### Putnam County Land Trust

<http://www.pclt.net>

#### Friends of the Great Swamp

<http://www.frogs-ny.org/>

#### Concerned Residents of North Salem

<http://www.crns.info>

#### ForSomers.org

<http://www.forsomers.org>

### Concerned Residents of Southeast

President	Rick Feuerman
Vice President	Lynne Eckardt
Secretary	George Yourke
Treasurer	Cathy Croft

#### Directors

Brian Alberghini	Francis Burdett
Denis Castelli	Susan Coyle
Bill Heath	Katie Michell
Tim Radigan	

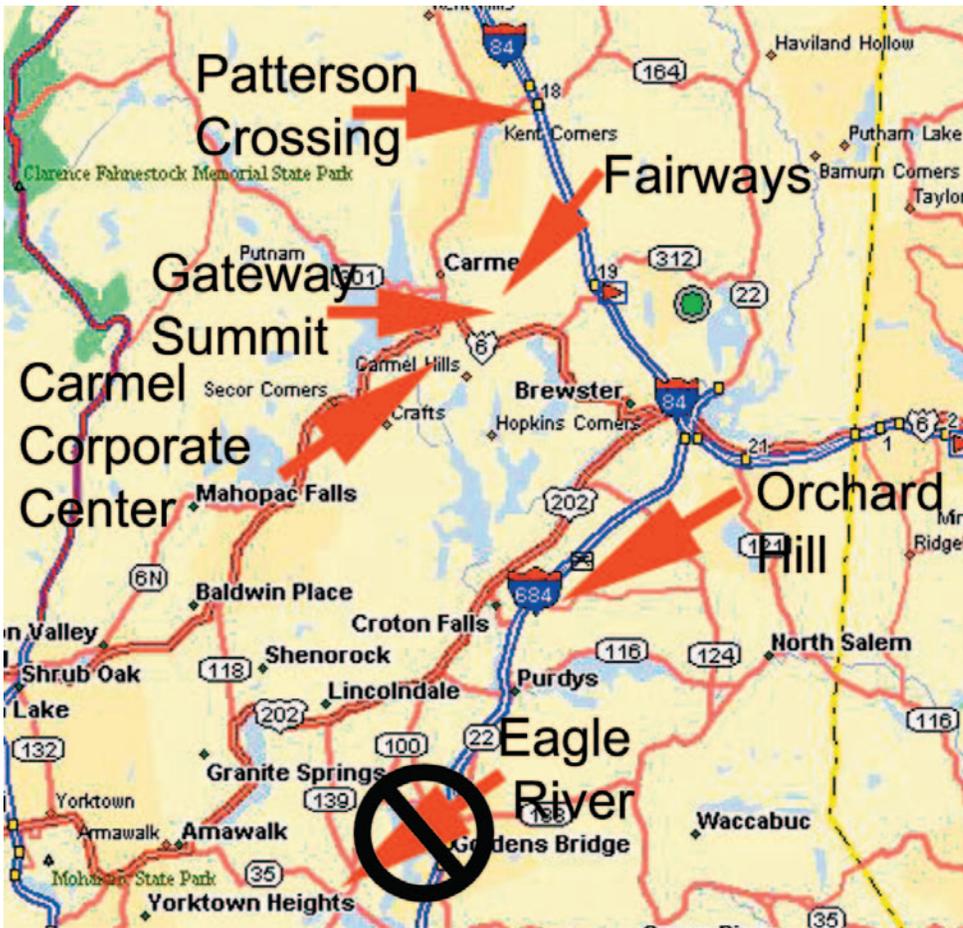
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CRSE is concerned about the regional projects shown on the left. All of these projects will have an impact on Southeast. The projects in Carmel will result in an increase in traffic along the already stressed Route 6 corridor.

## **Orchard Hill:**

A proposed golf course and conference center located in North Salem and Southeast. The main entrance to Orchard Hill will be on Fields Lane. 60% of the traffic will be in Southeast.

## **Eagle River:**

The proposed Eagle River Development will not be built. Due to the efforts of the Town of Somers, New York City, the State of New York, and ForSomers.org, 654 acres will be preserved as the Angle Fly Preserve. This is a prime example of how open space preservation should be accomplished.

## **Hamlet of Carmel Projects**

### **Gateway Summit/ Fairways:**

- Hotel/Conference Center: 150 Rooms
- 137 Units Senior Housing (Gateway)
- 150 Units Senior Housing (Fairways)
- YMCA
- 70,000 square feet Office and Commercial space

### **Carmel Corporate Center: Approved**

- 411,800 square feet Total Commercial Space (Including one 229,000 square foot Big Box store)
- 33,000 square ft. Office Space
- 300 Units Senior Housing

## **Carmel Centre: Alternative to Carmel Corporate**

- 388 Units of Senior Housing
- 6400 sq. ft. commercial

## **Patterson/ Kent Projects**

### **Patterson Crossing:**

- 439,000 square feet of retail space
- 90 Acres
- 74 Acres in Patterson, 16 acres in Kent
- Access from Route 311 in Kent
- Larger than the Highlands/Home Depot

**Patterson Crossing** is a concern to CRSE in terms of "Smart Growth". Do we really need or want another box store development when the Highlands/Home Depot is already in place? Also of concern is the impact on Kent residents as this project borders the Lake Carmel Community.

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We rely on dedicated, motivated members and volunteers to gather petition signatures, research issues and most importantly, to help CRSE find out what matters to the people of the Town of Southeast. Our members and volunteers come from all walks of life. They're writers, waiters, bankers, students, lawyers, parents, policemen and firemen - you name it. But the single item they have in common is their desire to ensure a better future for our community.

To become a member of CRSE, fill out this form then drop it along with your contribution in an envelope and send it to:

CRSE, PO Box 762, Brewster, NY 10509

We'd love to have you on board with us as we work together for the future.

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

One Year Individual Membership \$5.00

One Year Family Membership \$10.00

Friend \$25.00

Sponsor \$50.00

Benefactor \$100.00

Students Free

Life Member \$250.00

## **Patterson Crossing**

'Patterson Crossing' is a 439,000 square foot retail center proposed for Routes 311 and 84 in Patterson and Kent. Patterson Crossing will be larger than 'The Highlands'/Home Depot (377,000 square feet) in Southeast.

The proposed anchors are Lowes and Costco. The shopping center will back directly onto a quiet neighborhood in Lake Carmel. There will be 33 acres of impervious surface which will drain into the Middle Branch and East Branch watershed.

Although touted as having great tax benefits, the reality is very different. This complex will need added services (fire and police) and the surrounding roads can be adversely affected, rendering the present infrastructure inadequate. It is also not uncommon for retail corporations to grieve and litigate their assessments once built. While there will be hefty sales tax generated it will fill only the county coffers (there is no shared sales tax revenue) thus only your county taxes (the smallest portion of your tax bill) will be affected.

The social impact of sprawl will be felt as well. Small businesses may be affected. These are often the very businesses that so generously give back to their community- from sponsoring Little Leagues to supporting local causes.

Finally, the time you save by not having to drive 25 minutes to a 'Box Store' will probably be eaten up by time spent waiting in local traffic now congested due to the influx of shoppers.

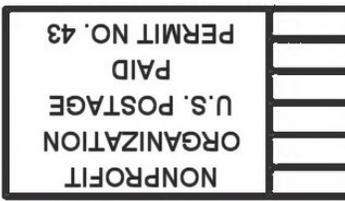
All in all, 'Patterson Crossing' is not the panacea promised by some government officials and its' developer.

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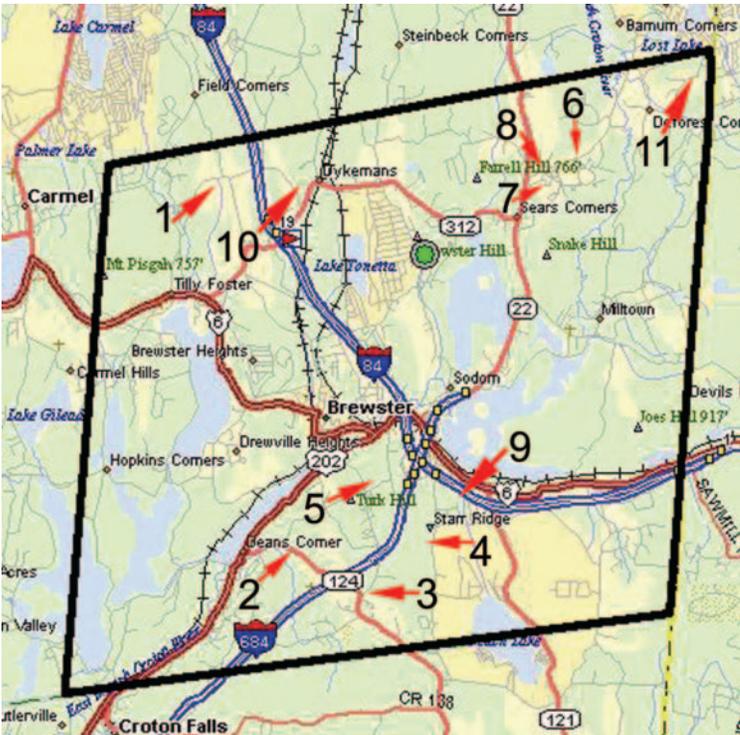
Dated Material

Postal Patron  
Brewster, NY 10509



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P.O. Box 762  
Brewster, New York 10509

### Approved Projects in Southeast



1. The Campus at Fields Corner -143 Single Family houses
2. The Meadows at Deans Corner -104 Houses (in litigation)
3. Weston Chase -12 houses
4. Starr Ridge Farm Equestrian Center- 50 Horse Barn
5. Axle Development -14 houses
6. Stonecrest Senior Housing-136 units of affordable senior housing
7. United Cerebral Palsy
8. Temple Beth Elohim
9. St. Lawrence O'Toole
10. Ace Endico
11. Triple J -7 lots, one in Patterson