

# Concerned Residents of Southeast

<http://www.crse.org>

Fall 2006

## Letter From The President

Another year has passed and I would like to thank everyone in the community for their continued support.

This was a memorable year in our efforts to protect the environment and maintain our quality of life in our community. We have worked hard on our goals for this year and have been rewarded with many accomplishments.

In August, CRSE achieved a favorable decision by the Appellate Court in our lawsuit regarding the Meadows at Deans Corners, a 104 lot subdivision on Deans Corners Road. The court ruled that the development can not proceed without submitting a new EIS (Environmental Impact Statement). We consider this a huge victory as this decision will insure that both elected and appointed officials follow proper procedures in the future. Our victory on the Meadows would not have been possible without the years of dedication and support of Gertrude and George Yourke.

Our website [www.crse.org](http://www.crse.org) is continually updated with the latest information about developments and environmental issues in our community.

We have kept residents informed via email through recaps of Town of Southeast Town Board, Planning, Zoning and Conservation board meetings. We continue with periodic newsletter mailings to all households in Southeast.

It is of the utmost importance to continue our hard work. Once again I would like to thank all people who have supported our organization and a special thanks to the other officers and board members for all of their hard work and dedication to our mission.

Sincerely,  
Richard Feuerman, President

## Patterson Crossing: Route 311 Patterson/Kent

Patterson Crossing is a 439,000 square foot retail center proposed for Route 311 (right off exit 18) in Patterson. The proposed project is larger than Home Depot/The Highlands (377,000 square feet) in Southeast.

The proposed anchor is Costco, although there is no guarantee that, if approved, Costco will actually occupy space. The shopping center will back directly onto a quiet residential neighborhood in Lake Carmel. Some backyards will be as close as 100 feet from the project.

Like the 'Stateline' project this retail center is also touted as having great tax benefits but the reality may be very different. Additional services will be required (fire and police) and the area roads can be adversely affected rendering the present infrastructure obsolete. As for shopping convenience, it would also be wise to remember that the time 'saved' not driving to a box store will

likely be eaten up by time spent waiting in local traffic generated by the project itself.

While these mega-projects can certainly be touted as adding 'shopping convenience' it's time to dispel the myth of 'tax savings'. In fact, taking five random properties in Southeast and averaging their town and county taxes since 'The Home Depot' was built our Town and County tax increase was 17% over the last four years. Doing the same with school taxes (over the last five years) the increase was over 36%. CRSE would suggest you see for yourself by getting a five year report on your own property from the Tax Receiver's office.

## Stateline Retail Center: Route 6 East

This project is sited between Route 6 and Route 84. The buildings will sit below Route 84 by 20 to 25 feet and are located about 750 feet from the East Branch Reservoir. The site is 44 acres of meadow, field and forest. There are also wetlands, buffers and watercourses. The project will be 183,000 square feet of retail space with parking for 915 cars. The anchor store will be 135,000 square feet and there will be three other buildings.



'Stateline' will be about half the size of 'The Highlands' (Home Depot). There will be at least two additional traffic lights added to Route 6.

Concerned Residents of Southeast would prefer to see commercial growth concentrated near, or preferably within, the Village of Brewster. Growth that would further insure a walkable, thriving community. CRSE believes that sustainable corporate growth, providing a living wage, would be preferable to a retail shopping center. The 'Stateline' project constitutes sprawl and as such will impact traffic, water and air quality. While tax benefits are touted there is no shared sales tax revenue in Putnam County and further, despite the tax benefits extolled for 'The Highlands', Southeast residents have continued to see a steady rise in both school and town taxes over the last five years.

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## Projects in Southeast

### **Baker Farm: Enoch Crosby Road (N)**

This 5-lot subdivision has ridgeline, steep slopes, stonewall and wetland concerns. It will probably receive preliminary approval in the next few months.

### **Fisher Subdivision: Nelson Blvd. (S)**

This 3-lot subdivision on about 47 acres generated a great deal of interest from the Drewville Heights neighborhood. After compromises on access were reached this subdivision received final approvals.

### **High Meadow Farm: Welfare Road (I)**

This 3-lot subdivision had serious wetland and wetland buffer issues. Despite not getting a positive recommendation from the Conservation Commission to grant a wetlands permit the Town Board voted to grant the permit anyway. High Meadow has received its preliminary approval.

### **JP International: Old Milltown Road (M)**

This 3-lot subdivision needed a wetlands permit that the Conservation Commission recommended. JP International has its preliminary approval.

### **Landau Subdivision: Joes Hill Road (P)**

This 4-lot subdivision went before the Zoning Board of Appeals asking that less frontage be required for subdivision. This request was denied. Property lines were redrawn and the project has final approval.

### **Root Avenue Subdivision: Root Avenue (K)**

This 5-lot subdivision has complex drainage concerns that the Planning Board Chair described as 'one big mess'. Perched above the already phosphorus impaired Middle Branch Reservoir this development has been granted preliminary approval.

### **Waterview Estates: Allview Avenue (L)**

This 4-lot subdivision has sight-line problems with its entrance onto Allview Avenue as well as drainage concerns. Neighboring residents have offered to pay for a 3-D rendering to better understand if the Allview access is safe. At this point the applicant and Planning Board have not acted on this offer. This project has preliminary approval.

### **Mt. Ebo Senior Housing: Mr. Ebo Corporate Park (Q)**

#### **Route 22**

This 168 unit, eight building Senior Housing complex is in the final review stage for approval. One building will be a medical office/clubhouse. Amenities include clubhouse, fitness trail and gazebo. CRSE advocated for additional amenities (such as a pool) that have since been added. The condo/apartments will be sold at 'market rates'.

### **Strazza Subdivision: Doansburg Road (H)**

This 4-lot subdivision is back in front of the Planning Board. It is in preliminary subdivision review. This project has been scaled back considerably.

### **Prospect Hill Estates: Prospect Hill Road (U)**

This 3-lot subdivision (formerly Augusta Subdivision) on Prospect Hill Road recently had a 'Public Hearing'. Neighbors were concerned about drainage, which has been problematic since houses across the street have been built.

### **Triple J Subdivision: Welfare Road (F)**

This subdivision has been approved since our last newsletter and being built. An historic barn that had been part of the neighborhood was torn down.

### **Tenth Jam: Simpson Road (R)**

3-lots on 130 acres. Two lots are residential (10 acres and 20 acres) the remaining 100 acres is in the Rural Commercial zone. This property has steep slope and drainage issues as it is perched above the already phosphorus impaired Middle Branch Reservoir.

### **Turk Hill Road East: Turk Hill Road (J)**

After litigation against the town that was instituted by the applicant was settled, this 4-Lot subdivision (originally proposed as 7 lots) was approved.

### **Quinn Subdivision: Turk Hill Road (T)**

This two-lot subdivision had a driveway partially in the wetlands buffer thus it needed a wetlands permit. The Town Board granted the permit and the subdivision has been approved.

## Concerned Residents of Southeast

Richard Feuerman President

Lynne Eckardt Vice President

Cathy Croft Treasurer

Brian Alberghini Secretary

### Directors

Denis Castelli Bill Heath

Susan Coyle Katie Michell

Francis Burdett John Lord

Larry Rubin

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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. 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.

The greater our membership the greater our influence.

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

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

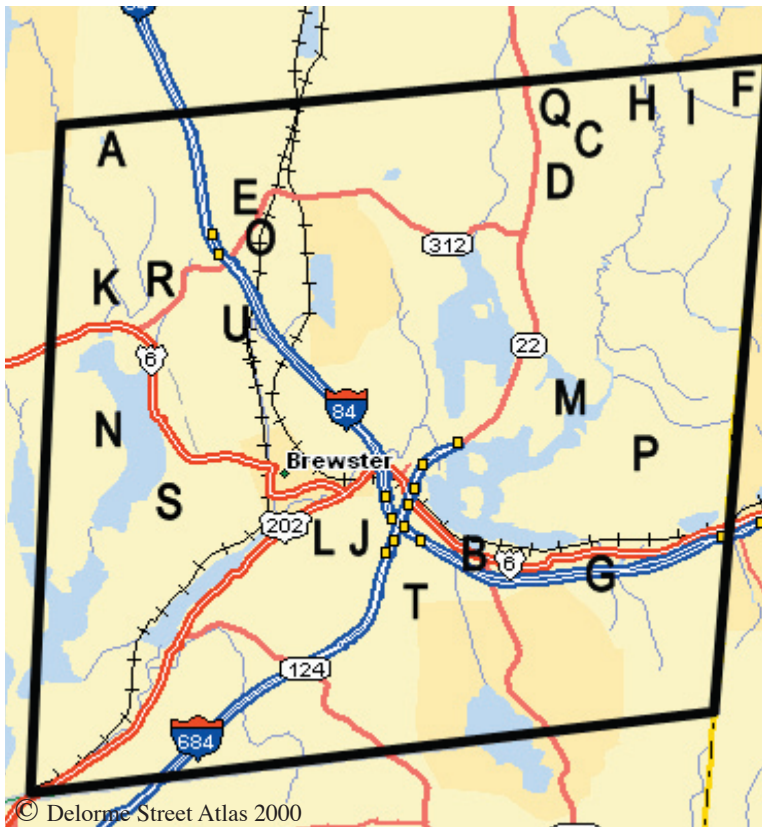
Zip \_\_\_\_\_

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

- One Year Family Membership \$10.00
- One Year Individual Membership \$5.00
- Friend \$25.00
- Sponsor \$50.00
- Benefactor \$100.00
- Life Member \$250.00

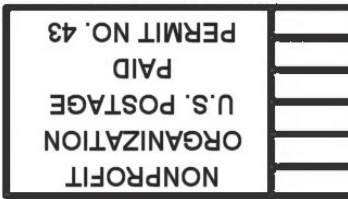
**Breaking News: As we go to press CRSE has learned that the developer of 'The Meadows' and the Town of Southeast are appealing the Appellate Court's decision. Your support now would be greatly appreciated.**

## Proposed and Approved Projects in Southeast



- A. The Campus at Field's Corner - 143 Houses
- B. St. Lawrence O'Toole Church
- C. United Cerebral Palsy
- D. Temple Beth Elohim and School
- E. Westchester Tractor
- F. Triple J - 7 Houses, one in Patterson
- G. Stateline Retail Center
- H. Strazza Subdivision - 4 Lots
- I. High Meadow Farm Subdivision - 3 Lots
- J. Turk Hill East Subdivision - 4 Lots
- K. Root Avenue Subdivision - 6 Lots
- L. Waterview Estates Subdivision - 4 Lots
- M. JP International Subdivision - 3 Lots
- N. Baker Farm Subdivision - 5 Lots
- O. Terravest Senior Housing - 60 Lots
- P. Landau Subdivision - 4 Lots
- Q. Mt. Ebo Senior Housing - 168 Units
- R. Tenth Jam Subdivision - 3
- S. Fisher Subdivision - 2
- T. Quinn Subdivision - 2 Lots
- U. Prospect Hill Subdivision - 3 Lots

**Dated Material**



Concerned Residents of Southeast  
P.O. Box 762  
Brewster, New York 10509



**OPEN SPACE SAVES \$\$\$:**

**Why voting ‘Yes’ on November 7th makes financial sense**

**It’s simple.**

Families with children generally purchase new homes built on residentially zoned property- formerly ‘open space’. Once these children enter the school system the cost of education (at over \$19,000 per child per year) the cost of their education is simply not covered by the school taxes generated by their property taxes.

**Doing the math:**

A figure of 1.5 children\* per household is being used to calculate the savings that open space provides. For example: A new home (valued at \$750,000) would generate about \$11,385 in school taxes while the cost of education (per 1.5 children household) would actually cost \$28,500. Other property owners in Southeast would then be forced to make up the difference.

So, while the average home (\$400,000+) will be paying an additional \$76 per year to preserve open space the school tax subsidy

of the same land developed could be far greater. And when you do the math on a large-scale subdivision the figures are even more dramatic.

**The Benefits:**

In addition it’s been proven that open space often results in higher property values, greater recreational opportunities, cleaner water, cleaner air and less traffic.

On November 7th we strongly urge that residents of Southeast support the Open Space referendum. It’s important to note that any funding will only be bonded when parcels have been identified as appropriate for preservation and an agreed upon sales price reached. We believe that the \$5 million will be money well spent and, in the long run, will save residents from even higher school tax bills. Further, dedicated open space will enhance property values and enrich the quality of life in Southeast.

\* 1.5 children per household is the formula used in Putnam County’s budget report this year.