

Concerned Residents of Southeast

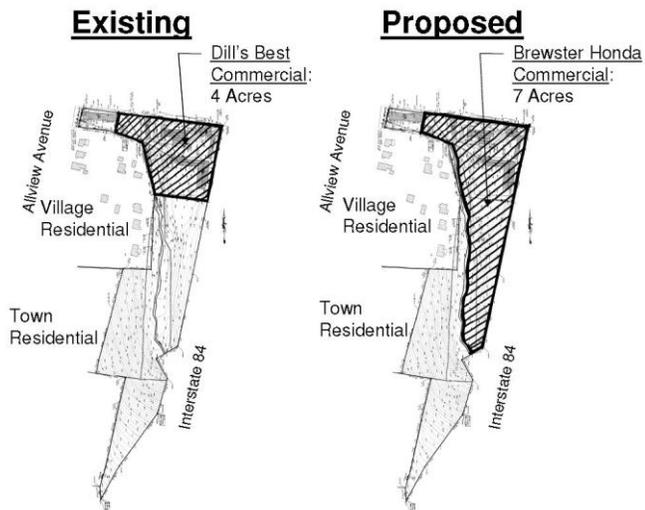
Spring 2010 Newsletter

BREWSTER HONDA: REWRITING OUR COMPREHENSIVE PLAN

Currently there is a proposal in front of the Southeast Town Board to revise our comprehensive plan. While this may seem insignificant, an approval to amend our master plan could have repercussions for many years to come.

The property in question is the old Lloyd Lumber/Dills Best property on the corner of Allview Avenue and Route 22 in Brewster. This parcel wraps around the Meadow Lane and lower Allview residential neighborhoods.

Not long ago Brewster Honda purchased the property knowing that it was located in a Rural/Commercial and residential zone. Brewster Honda now wants to build a 30,000 square foot service center and store 200 unregistered vehicles on this property but to do so needs to have the property rezoned.



To make the changes needed Brewster Honda petitioned the Town Board to rewrite a portion of the Town's Comprehensive Plan. This rewrite would change the current Rural/Commercial to Highway Commercial and would include the **rezoning of residential property**. Three acres of this formerly residential property would become a parking lot for new vehicles.

The rezone would also change the definition of "General Business" to include "...maintenance and preparation of automobiles in connection with the operation of a customer service center of an automobile dealership, provided no bodywork or towing service is performed."

In addition this rezone would expand the maximum size of a "General Business" from 10,000 to 50,000 square feet, with a Conditional Use Permit. To put this in perspective, 50,000 square feet is approximately the size of a small box store.

This significant change to our zoning (changing commercial zoning to residential) could affect other residential neighborhoods throughout Southeast. It's important for all residents to consider whether or not this legislation is a positive step that will help residential property values or, more importantly, positively affect the quality of life that residents now enjoy.

If you have any questions, comments or suggestions please e-mail us at info@crse.org.

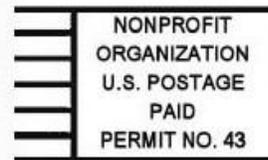
If you are aware (or become aware) of other projects of concern, please notify us by mail, phone or email at info@crse.org

Members are the lifeblood of our organization!

We rely on dedicated, motivated members and volunteers to gather petition signatures, research issues and, most importantly, help CRSE find out what matters to the people of the Town of Southeast. To become a member of CRSE please visit our web site at www.crse.org and click on the "Join Us!" link.

We'd love to have you on board with us as we work together for the future. Become a CRSE member today!

Concerned Residents of Southeast
PO Box 762
Brewster NY 10509-0762



SOUTHEAST and PUTNAM COUNTY LANDFILLS

As many of you already know Southeast is in the process of capping our decades old landfill.

There has been an ongoing proposal to consolidate waste from Putnam County's landfill (behind Putnam Plaza) into our own. The county insists this is a good deal as it will leave only one site to monitor (ours) and the county will then be able to sell their former county landfill property. Capping the county landfill will cost county residents (including us) \$1.35 million while consolidation will cost almost three times as much (\$3.7 million). While consolidation might allow the county to sell the landfill site no real estate appraisal has been done.

In addition the county site contains toxic waste that would be added to our own site. Examples of toxins the county would be exporting through and to Southeast are: **Vinyl Chloride, Chlorobenzene and Arsenic**. Wikipedia describes Vinyl Chloride: "It is highly toxic, flammable and carcinogenic."

If approved by the Southeast Town Board this project will take approximately six months with at least 2500 truck trips through Southeast. Truckloads will include, but are not limited to, the toxins listed above. Should any toxins ever leach out of the Southeast landfill, Southeast will be held solely responsible. As the contract reads now, Putnam County will accept no liability, even if the leached toxins were transported from the county landfill.

It's important to note that currently Southeast has the opportunity to receive free, approved fill (plus a \$2500 weekly stipend) from a nearby construction company.

If you have any questions, comments or suggestions please e-mail us at info@crse.org.



This watershed property is located within 30 feet of our landfill