

# Concerned Residents of Southeast

## Fall 2011 Newsletter

### A message from our President:

I would like to take the time to thank all CRSE Board members both past and present. Their continued effort to educate the public on development in Southeast has served our town well. Their volunteer hours spent at Town, Planning and Zoning meetings has informed the public beyond what the local press has been able to do. I'd like to give an added thanks to Lynne Eckardt who has written meeting recaps and edited all CRSE newsletters for the past nine years. Finally I'd like to thank all our members who are the lifeblood of our organization and keep us motivated.

Sincerely,  
Richard Feuerman

### CROSSROADS: Hotel and big box

Route 312 and Route 84

There is little news on this Lepler development as it has not been in front of the Town Board for over a year. For this project the Town Board voted themselves as lead agency rather than the Planning Board. Since the project does not conform to present zoning codes this will make it easier to rezone the district to allow the proposed five story hotel.

### BAKER FARM: 4 Lots:

With a tough economy and even tougher real estate market there's little on the residential development front to report.

The largest subdivision in front of the Planning Board right now is Baker Farm. Baker Farm is located on Enoch Crosby Road just north of Ailish Lane.

Baker Farm was formerly a five lot subdivision but, in a much smarter design, has been cut down to four lots. The four lots will need a 280A which creates a private road. One concern is the increased traffic that four houses will generate. While in most circumstances increased traffic from four houses might be incidental, this subdivision can be accessed from only Maple Road. As part of Maple remains unpaved increased volume can cause wash-boarding problems. Southeast Highway Superintendent, Kevin Palmer, has been working on opening Enoch Crosby/Kelly Road through to Carmel. Until the road is opened there is only one full time access to over 65 houses. Opening Kelly Road to Carmel has been in the courts for over a year.

There will be a public hearing on Baker Farm so that

neighbors and other concerned residents can comment.

### OPEN SPACE:

The Southeast Open Space Committee (OSC) recently recommended the acquisition of 43 Acres off Foggintown Road. This recommendation will go to the Town Board. This is the same site that will house the wells for Springhouse Estates on five acres. Springhouse Estates is a subdivision on Old Drovers and Acorn Lane.

The OSC decision was not unanimous and there has been some controversy as to how the proposed acquisition was voted on so quickly. It is important to note that the Springhouse Water District will be solely responsible for the purchase of the five acres needed for wells. No general tax dollars will be used to buy this property.

The majority of the OSC has walked the Roth property and feels it's a beautiful space worth preserving. The earlier appraisal done was \$550,000 and the town assessed valuation is: \$291,000.

### WELFARE ROAD/SHERWOOD HILL



Imagine driving home from work on a lovely summer day only to discover that a beautiful wooded hillside in your neighborhood was being clear cut. Imagine that the same hillside also boasted a waterfall that had once powered a lumber mill back in the 1800's. Not a pretty picture, is it?

But that's exactly what happened to a Southeast resident on July 12th of this year.

And to add insult to injury it appeared that the property

owner had no permits filed to do any work. The work was stopped but, in general, fines are rarely assessed. There seems to be a recurring trend of applicants who ignore their approved site plan by changing it or skip the permitting process.

**HAINES POND:**

After several years of study the Open Space Committee is still pondering the purchase of 158 acres at Haines Pond. Haines Pond is located on Route 6 on the Connecticut border and is owned by Back o Beyond. Connecticut purchased the adjoining property about a year ago.

The Haines Pond parcel contains several threatened species and, for the most part is heavily wooded with steep slopes a pond and wetlands.

The appraisal for Haines Pond was recently received, however the public will not be privy to the amount the 158 acre parcel was appraised at as it may be part of future negotiations. The appraisal does state that the property would only be suitable for only one single family dwelling. The current Southeast property assessment (which is actually for 309 acres) is \$895,000.

**FABRIC STRUCTURES:**

The town is in the process of rewriting town code on fabric covered structures. The drafts include the following but may be further revised

1) On residential and commercially zoned properties only pre-existing fabric covered structures will be allowed to seek a conditional use permit approval.

2) A conditional use permit would not be transferable. In other words the fabric covered structure would have to be dismantled after the sale of the property.

3) All fabric structures will have to conform to the NYS Building & Fire Codes.

**HISTORIC SITES TOUR:**

On Saturday, October 15th The Southeast Historic Sites Committee is sponsoring a tour of 3 historic houses in Southeast.

The T. Kelley House on John Simpson Road, The Enoch Crosby House on Enoch Crosby Road and Drewsclift Castle on Deans Corner Road. Tickets must be purchased in advance at the Southeast Museum. Tickets are \$5 per house or \$14 for all three. The event begins at 2:00 and ends at 5:00. For more information go to the Southeast Museum website: [www.southeastmuseum.org](http://www.southeastmuseum.org)

**LIBRARY BOND:**

Don't forget that there is a \$320,000 Library Bond on this year's November 8th ballot. The Town has traditionally funded the Brewster Library with around \$180,000 to \$190,000. The bond proposed is for \$320,000 and if passed will stay in place until another bond is petitioned for.

## 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 fill out this form and mail it, along with your membership dues, to: CRSE, PO Box 762, Brewster, NY 10509

<b>Full Name</b> _____	One Year Individual Membership	\$5
<b>Address</b> _____	One Year Family Membership	\$10
<b>City</b> _____	One Year Friend Membership	\$25
<b>State and Zipcode</b> _____	One Year Sponsor Membership	\$50
<b>Email</b> _____	One Year Benefactor Membership	\$100
<b>Home Phone:</b> (____)____-_____	Life Member	\$250
	Students	Free

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