



Concerned Residents of Southeast

www.crse.org

Fall 2016

New Town of Southeast Website

The Town of Southeast has a new website. It is very informative and easy to use. You can subscribe to the site and chose what topics of interest you would like to be informed about by text or email. Check it out at: www.townofsoutheast-ny.com

Update on BARRETT HILL: 41 Mount Ebo Road North

Barrett Hill is currently a 168-unit owner occupied senior housing complex. The project now in front of the Southeast Town Board is a proposed change from Senior Housing to unrestricted rental units. This change has the potential to negatively impact our school taxes, which comprise approximately 80% of our tax bill.

The requested change to a '*Floating Zone*' will provide 50 priority units of 'Workforce Housing'. Priority Units will be rented to: Employees of the Brewster Central School District, Town Employees, EMS workers, volunteer firefighters, Veterans, Seniors and the Disabled. 17 of those priority units will become affordable housing and will be subsidized by the developer.

If the proposed occupancy guidelines of the 168 units of housing (272 bedrooms) are approved at an October Town Board meeting, Barrett Hill will allow a maximum occupancy of 712 tenants. The Developer stated in the Expanded Environmental Assessment that there will only be 26 students added to the Brewster school system. A smaller completed project in North Salem, 'Bridleside' which has 65 units (115 bedrooms) was expected to add 21 students to the North Salem School District. As of late August, of this year 'Bridleside' had a total of 41 students enrolled in the North Salem School District.

On Thursday, September 22nd a Public Hearing to discuss Barrett Hill's proposed occupancy and square footage will be held at the Town Board meeting. Location of the meeting is Southeast Town Court, 1360 Route 22. The meeting starts at 7PM.

Lawsuit Filed Against Crossroads 312 Project

In June of 2015 four residents of Southeast (Samantha Jacobs, Laura Catalano, Helen Dorkin and Keith Napolitano) filed an Article 78 lawsuit against the Town of Southeast, Crossroads 312 LLC, JPH Development Corp. and Highlands East LLC in response to recent approvals given to the Crossroads 312 development project. **At this time there has not been a ruling by the court on this lawsuit.**

These residents all live within close proximity to the proposed development and expect to be adversely affected by the project. They claim that the Southeast Town Board exceeded their authority and violated town law, the Southeast Comprehensive Plan and the town's zoning code by approving the project, which includes a revision to the zoning designation for the site. The zoning revision changed the classification of the property in the Comprehensive Plan from RC (Rural Commercial) to HC1 (Highway Commercial). The zoning change would allow for a larger development overall with more space permitted for retail use.

The Crossroads 312 development proposes 143,000 square feet dedicated to retail and restaurant use and a 100 room hotel located on 50 acres of land on Rt. 312 in Southeast near Interstate 84 exit 19. The Southeast Town Board approved this project on February 26th of 2015 by a 3-1 vote. Supervisor Tony Hay represented the lone dissenting vote. Unfortunately, Councilwoman Lynne Eckardt was unable to attend the town board meeting when the vote took place. Eckardt had sent a letter, read by Supervisor Hay, that outlined why she would have cast a dissenting vote.

Generally, advocates for the project site the benefits of additional tax revenue for the town and county as well as job creation. Opponents of the plan have concerns regarding the size of the project for the chosen location saying it would adversely alter the character of the town and create traffic problems on Rt.312. They

also question the economic benefits to the town. Opponents are not specifically opposed to a hotel at this site but rather question the appropriate size of the entire project.

The four Southeast residents are being represented by James Bacon, an attorney from New Paltz, NY.

Algonquin Pipeline

The Algonquin Pipeline carries natural gas from Pennsylvania through Rockland County under the Hudson River near Indian Point and continuing on through Westchester, Putnam, Connecticut to the Massachusetts' coastline. Spectra Energy is continuing to move forward with the construction to enlarge the existing pipeline from a 26" to 42" diameter pipeline. They are also upgrading compressor stations along the line one of which is located in the Town of Southeast. Opponents of this project stress health, environment, safety concerns and the proximity of the tunnel under the Hudson River to Indian Point.

Diverting Reservoir Trail



The Diverting Reservoir Trail has become a popular hiking destination. The entrance to the trail is located on Railroad Avenue near downtown Brewster, across from Electrazone Field/Veterans Park. Hiking is open to everyone and a DEP permit is not needed to access the trail. It is an easy hike which follows the banks of the New York City owned Diverting Reservoir water supply. The opening of this trail and its upkeep are through the combined efforts of the NYC DEP, The Putnam County Land Trust, local Boy Scouts and CRSE. Please consider getting back to nature by taking a hike and when you do please remember to leave no trace!



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 then drop it, along with your membership dues 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.

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