

**TOWN OF SOUTHEAST  
1360 Route 22  
Brewster, New York 10509  
Thursday, January 21 2021  
WORK SESSION/REGULAR MEETING 7:00 P.M.**

**NOTICE OF TOWN BOARD MEETING AND AGENDA**

**Please Note:** This meeting will take place by videoconferencing and it will be recorded. It will be posted on the Town's Website [southeast-ny.gov](http://southeast-ny.gov) and a transcript of the meeting will be posted within thirty (30) days of the meeting.

If you have any questions that you would like to address with Town Board during this meeting, please e-mail your questions to [thay@southeast-ny.gov](mailto:thay@southeast-ny.gov) before 6:00 P.M. the day of the meeting and the Board will respond to your inquiry at the end of the meeting during "public comment."

**To join the meeting:**



1. If you **have not used Zoom before:** Please download the free app prior to the meeting so you are ready when the meeting starts:

<https://zoom.us/download>

2. Join from your computer, tablet or smartphone click the following link:

3. <https://us02web.zoom.us/j/85385313068?pwd=bkZnanE3TjcwT05YdHMrMHk5M1drZz09>



OR

4. You can also dial in by using your phone:



**Call-in number:** 1-929-436-2866

**Meeting ID:** 853 8531 3068

**Meeting Password:** 402318

**For Additional Zoom FAQs and tutorials:**

<https://support.zoom.us/hc/en-us/categories/200101697-Getting-Started>

**TOWN OF SOUTHEAST  
1360 Route 22,  
Brewster, New York 10509  
Thursday, January 21, 2021  
WORK SESSION/REGULAR MEETING 7:00 P.M.**

**Pledge of Allegiance**

**Work Session:**

1. N/A

**Regular Meeting:**

1. Correspondence
2. Approval of Voucher List
3. Budget Transfers
4. Setting of Meeting Dates and Public Hearings

All meetings will be held at 1360 Route 22, Brewster, New York  
At 7:00 P.M. unless otherwise noted:

Thursday, February 4, 2021

Thursday, February 18, 2021

5. Resolution – Brewster Honda Service Center Release of Performance Bond –  
Establishment of Maintenance Bond
6. Resolution – Special District Water and Sewer Rates
7. Resolution – Collins Brothers – 82 Fields Lane, Settlement of Certiorari Proceedings
8. Resolution – Preferred Equity Locke, LLC – 1639 Route 22, Settlement of Certiorari
9. Resolution – Vails Grove Golf Course – 230 Peach Lake Road, Settlement of Certiorari  
Proceedings
10. Supervisor's Report

**Recognition of Public/Public Comment**

**Recognition of Town Board/Town Board Comment**

RHS

**TOWN BOARD  
TOWN OF SOUTHEAST, NEW YORK**

**BREWSTER HONDA SERVICE CENTER  
RELEASE OF PERFORMANCE BOND  
ESTABLISHMENT OF MAINTENANCE BOND**

RESOLUTION NO. \_\_\_\_\_ / 21

DATE: January 21, 2021

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, the Town Board of the Town of Southeast is in receipt of a report and recommendation from the Town Engineer and referral from the Planning Board with respect to the release of Performance Bond and Establishment of Maintenance Bonds for the BREWSTER HONDA SERVICE CENTER project located at 2-4 Allview Avenue, Tax Map No. 68.-1-4; and

**WHEREAS**, such report recommends the release of the balance of the performance bond held in connection with this project on the condition that appropriate maintenance bond is posted.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Clerk is hereby directed to cancel and return the original performance security for BREWSTER HONDA SERVICE CENTER, 2-4 Allview Avenue, in the remaining secured amount of \$32,500.00, and to return any and all original bonds, deposits, letters of credit or other indicia of security posted in connection with this project UPON THE EXPRESS CONDITION that the applicant / owner first files the following with the Town Clerk:

(a) Landscape Maintenance Bond in the surety amount of \$2,000 for a period of two (2) years; and

(b) Stormwater Facility Maintenance Bond in the surety amount of \$20,200.00 for a period of four (4) years.

**UPON ROLL CALL VOTE:**

Councilman Alvarez \_\_\_\_\_  
Councilman Larca \_\_\_\_\_  
Councilman Lord \_\_\_\_\_  
Councilman O'Connor \_\_\_\_\_  
Supervisor Hay \_\_\_\_\_

VOTE: Resolution \_\_\_\_\_, by a vote of \_\_\_\_\_, to \_\_\_\_\_, \_\_\_\_\_ abstained.

**TOWN CLERK'S CERTIFICATION**

STATE OF NEW YORK    )  
  : ss.:  
COUNTY OF PUTNAM    )

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 21<sup>st</sup> day of January, 2021.

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MICHAEL STANCATI  
Town Clerk

#R6A

**Town of Southeast**  
 Special Districts Office  
 One Main Street  
 Brewster, NY 10509

2021 Rates tp be approved by Town Board

WATER RATES												
DISTRICT	SW1 BREWSTER HEIGHTS	SW1 EAGLES RIDGE - M	SW1 EAGLES RIDGE - UM	SW2 STARR RIDGE	SW3 FOXHILL	SW4 MT. BROOK	SW5 PEACEABLE	SW6 BLACKBERRY	SW6 BLACKBERRY CONDOS	SW7 HILLCREST	SW8 SPRINGHOUSE	SW9 Birch Hill
<b>FLAT RATE 2021, QUARTERLY</b>	<b>\$ 263.00</b>	<b>\$238.50</b>	<b>\$277.00</b>	<b>\$ 166.00</b>	<b>\$ 294.00</b>	<b>\$ 377.00</b>	<b>\$ 438.00</b>	<b>\$ 88.00</b>	<b>\$76.00</b>	<b>\$ 190.00</b>	<b>\$ 800.00</b>	<b>\$ 299.00</b>
FLAT RATE 2020, QUARTERLY	\$ 260.00	\$ 236.00	\$ 274.00	\$ 164.00	\$ 289.00	\$ 376.00	\$ 434.00	\$ 87.00	\$ 75.00	\$ 190.00	\$ 800.00	\$ 295.00

SEWER RATES						
	BLACKBERRY	BLACKBERRY	BREWSTER	EAGLES	PEACH	
		CONDOS	HEIGHTS	RIDGE	LAKE	
<b>FLAT RATE 2021, QUARTERLY</b>	<b>\$ 230.00</b>	<b>\$ 205.50</b>	<b>\$ 186.00</b>	<b>\$ 168.00</b>	<b>2021</b>	<b>2020</b>
FLAT RATE 2020, QUARTERLY	\$ 230.00	\$ 205.50	\$ 183.00	\$ 165.00	<b>1 Bedroom</b>	<b>1 Bedroom</b>
					\$ 274.78	\$ 269.78
					<b>2 Bedroom</b>	<b>2 Bedroom</b>
					\$ 284.86	\$ 279.86
					<b>3 Bedroom</b>	<b>3 Bedroom</b>
					\$ 292.93	\$ 289.93
					<b>4 Bedroom</b>	<b>4 Bedroom</b>
					\$ 300.00	\$ 300.00

Misc. Districts		
Blackberry Park	Residential Refuse District	Blackberry Lighting
<b>FLAT RATE 2021, Annual Charge</b>	<b>\$ 465.00</b>	<b>\$ 343.91</b>
FLAT RATE 2020, Annual Charge	\$ 465.00	\$ 334.80
		<b>\$ 86.00</b>
		<b>\$ 85.00</b>

R#6

**TOWN BOARD  
TOWN OF SOUTHEAST, NEW YORK**

**SPECIAL DISTRICT WATER AND SEWER RATES**

RESOLUTION NO. \_\_\_\_\_ / 2021

DATE: January 21, 2021

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, the Town Board of the Town of Southeast establishes water and sewer rates for its several water and sewer improvement districts; and

**WHEREAS**, such rates are set at such a level so as to recover the necessary funds to repay capital borrowing and the expenses of operation and maintenance; and

**WHEREAS**, such funds are apportioned among the several owners of real property and benefitted parties within each district.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Southeast hereby accept the recommendations of the special district administrator and establishes the water and sewer rates for each of the Town's Special Improvement Districts for the year 2021 as set forth in the schedule of rates annexed hereto and made part hereof.

**UPON A ROLL CALL VOTE:**

Councilman Alvarez	_____
Councilman Larca	_____
Councilman Lord	_____
Councilman O'Connor	_____
Supervisor Hay	_____

VOTE: carried / defeated by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against; \_\_\_\_\_ abstained.

**TOWN CLERK'S CERTIFICATION**

STATE OF NEW YORK    )  
                                  : ss.:  
COUNTY OF PUTNAM    )

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 21<sup>st</sup> day of January, 2021.

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MICHELE STANCATI  
Town Clerk

E #7

**TOWN BOARD  
TOWN OF SOUTHEAST, NEW YORK**

**COLLINS BROTHERS – 82 FIELDS LANE  
SETTLEMENT OF CERTIORARI PROCEEDINGS**

RESOLUTION NO. \_\_\_\_\_ / 2021

DATE: January 21, 2021

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, proceedings have been commenced by Collins Brothers Industries, Inc. in NYS Supreme Court under Index No. 500791/2020 challenging the assessed valuation of commercial premises known generally as 82 Fields lane, Tax Map No. 78.-2-8 for the 2020 tax roll; and

**WHEREAS**, the Town Board is in receipt of settlement recommendations from the Town's Assessor, Appraiser and Town Attorney with regard to such proceedings.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Southeast does hereby accept the recommendations of its professional advisors and authorizes the Town Attorney to execute a Stipulation of Settlement, Consent Judgment and/or Order on Consent in accordance with said recommendations for the following:

<u>Petitioner</u>	<u>Tax ID</u>	<u>Year</u>	<u>Assessment</u>	<u>Settled Assessment</u>
Collins Brothers Industries	78.-2-8	2020	\$3,858,600	\$3,740,000

And be it further **RESOLVED**, that the Town Attorney is hereby authorized and directed to execute any and all stipulations, consent orders or other documents necessary to reflect the foregoing settlements.

**UPON A ROLL CALL VOTE:**

- Councilman Alvarez \_\_\_\_\_
- Councilman Larca \_\_\_\_\_
- Councilman Lord \_\_\_\_\_
- Councilman O'Connor \_\_\_\_\_
- Supervisor Hay \_\_\_\_\_

VOTE: carried / defeated by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against; \_\_\_\_\_ abstained.



**TOWN CLERK'S CERTIFICATION**

STATE OF NEW YORK     )  
                                      : ss.:  
COUNTY OF PUTNAM     )

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 21st day of January, 2021.

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MICHELE STANCATI  
Town Clerk

R#8

**TOWN BOARD  
TOWN OF SOUTHEAST, NEW YORK**

**PREFERRED EQUITY LOCKE, LLC – 1639 ROUTE 22  
SETTLEMENT OF CERTIORARI PROCEEDINGS**

RESOLUTION NO. \_\_\_\_\_ / 2021

DATE: January 21, 2021

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, proceedings have been commenced by Preferred Equity Locke, LLC in NYS Supreme Court under Index No. 500665/2020 challenging the assessed valuation of commercial premises known generally as 1639 Route 22, Tax Map No. 46.-3-13 for the 2020 tax roll; and

**WHEREAS**, the Town Board is in receipt of settlement recommendations from the Town's Assessor, Appraiser and Town Attorney with regard to such proceedings.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Southeast does hereby accept the recommendations of its professional advisors and authorizes the Town Attorney to execute a Stipulation of Settlement, Consent Judgment and/or Order on Consent in accordance with said recommendations for the following:

<u>Petitioner</u>	<u>Tax ID</u>	<u>Year</u>	<u>Assessment</u>	<u>Settled Assessment</u>
Preferred Equity Locke, LLC (aka Life Storage)	46.-3-13	2020	\$8,055,000	\$7,652,000

And be it further **RESOLVED**, that the Town Attorney is hereby authorized and directed to execute any and all stipulations, consent orders or other documents necessary to reflect the foregoing settlements.

**UPON A ROLL CALL VOTE:**

- Councilman Alvarez \_\_\_\_\_
- Councilman Larca \_\_\_\_\_
- Councilman Lord \_\_\_\_\_
- Councilman O'Connor \_\_\_\_\_
- Supervisor Hay \_\_\_\_\_

VOTE: carried / defeated by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against; \_\_\_\_\_ abstained.

**TOWN CLERK'S CERTIFICATION**

STATE OF NEW YORK    )  
                                  : ss.:  
COUNTY OF PUTNAM    )

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 21st day of January, 2021.

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MICHELE STANCATI  
Town Clerk

RA#9

**TOWN BOARD  
TOWN OF SOUTHEAST, NEW YORK**

**VAILS GROVE GOLF COURSE – 230 PEACH LAKE ROAD  
SETTLEMENT OF CERTIORARI PROCEEDINGS**

RESOLUTION NO. \_\_\_\_\_ / 2021

DATE: January 21, 2021

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, proceedings have been commenced by Vails Grove Golf Course, Inc. in NYS Supreme Court under Index No. 500669/2020 challenging the assessed valuation of commercial premises known generally as 230 Peach Lake Road, Tax Map No. 79.-1-45 for the 2020 tax roll; and

**WHEREAS**, the Town Board is in receipt of settlement recommendations from the Town's Assessor, Appraiser and Town Attorney with regard to such proceedings.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Southeast does hereby accept the recommendations of its professional advisors and authorizes the Town Attorney to execute a Stipulation of Settlement, Consent Judgment and/or Order on Consent in accordance with said recommendations for the following:

<u>Petitioner</u>	<u>Tax ID</u>	<u>Year</u>	<u>Assessment</u>	<u>Settled Assessment</u>
<u>Vails Grove Golf Course Inc</u>	<u>79.-1-45</u>	<u>2020</u>	<u>\$1,121,000</u>	<u>\$1,060,500</u>

And be it further **RESOLVED**, that the Town Attorney is hereby authorized and directed to execute any and all stipulations, consent orders or other documents necessary to reflect the foregoing settlements.

**UPON A ROLL CALL VOTE:**

- Councilman Alvarez \_\_\_\_\_
- Councilman Larca \_\_\_\_\_
- Councilman Lord \_\_\_\_\_
- Councilman O'Connor \_\_\_\_\_
- Supervisor Hay \_\_\_\_\_

VOTE: carried / defeated by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against; \_\_\_\_\_ abstained.

**TOWN CLERK'S CERTIFICATION**

STATE OF NEW YORK    )  
                                  : ss.:  
COUNTY OF PUTNAM    )

I, MICHELE STANCATI, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 21st day of January, 2021.

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MICHELE STANCATI  
Town Clerk