

TOWN OF SOUTHEAST
1360 Route 22,
Brewster, New York 10509
Thursday, July 14, 2022
EXECUTIVE SESSION 6:15 P.M.
WORK SESSION/REGULAR MEETING 7:00 P.M.

Pledge of Allegiance
Notation of Exits
Turn Off/Put on Vibrate – All Electronic Devices

REVISED

Executive Session:

1. Litigation Matters

Public Hearing:

1. Galli Petition – 40 Guinea Road - Zoning Map Amendment - R-160 to R-60
2. Chapter 138, Article X – Section 138-56.1 – Special Permits and Conditional Uses

Presentation:

1. NYSE&G – Dylan Miyoshi – Installation of AMI Smart Meters

Work Session:

1. N/A

Regular Meeting:

1. Resolution – Bond Establishment – Lincoln Logistics
2. Resolution – Bond Establishment – Lincoln Logistics – Public Improvements
3. Resolution – Support of Application of Town of Southeast Cultural Arts Coalition for Southeast Old Town Hall Preservation – Building Envelope and Entry Stair
4. Motion – Set Public Hearing – Special Permit – Saw Mill Wood Processing – Thursday, July 28

Recognition of Public/Public Comment
Recognition of Town Board/Town Board Comment

PH # 1

**SOUTHEAST TOWN BOARD
PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that the Town Board of the Town of Southeast shall hold a public hearing to be held at Southeast Town Hall, 1360 Route 22, Brewster, NY, on July 14, 2022 at 7:00 PM, or as soon thereafter as interested parties may be heard to consider the application of Christopher Galli, owner of premises located at 40 Guinea Road, Tax Map No. 78.-1-77 which seeks a zoning map amendment to change the zoning designation of the Premises from R-160 (4 acre minimum lot size) to R-60 (1.5 acre minimum lot size) to enable the applicant to subdivide the Premises into two (2) lots both of which would conform to the R-60 zoning district restrictions. All persons interested in the subject matter hereof shall be given an opportunity to be heard at this time.

By Order of the Town Board
Michele Sancati, Town Clerk.

**Town of Southeast
Planning Board**
One Main Street
Brewster, NY 10509

June 13, 2022

Hon. Tony Hay, Supervisor
Town of Southeast
1360 Route 22
Brewster, NY 10509

Re: Galli Zoning Petition

Dear Supervisor Hay:

The Town of Southeast Planning Board (Planning Board) is in receipt of an application to subdivide an existing 7.2 acre lot located at 40 Guinea Road in the R-160 Zoning District of the Town of Southeast into three individual lots. Lot 1, which contains an existing single-family residence would be 3.07 acres. Lot 2 would be 1.98 acres and Lot 3 would be 2.16 acres. Lots 2 and 3 are proposed to be developed with single-family residences and associated wells, septic systems, and driveways. The proposed subdivision is not dimensionally compliant with the R-160 zoning district, which has a minimum lot size of 160,000 square feet (3.67 acres). Therefore, the Applicant proposes a zoning map amendment to rezone the property from R-160 to R-60. Since the Project Site is immediately adjacent to the R-60 Zoning District, the Planning Board does not object to the requested zoning map amendment.

Sincerely,


Thomas LaPerch, Chairman
Town of Southeast Planning Board

CC: Town Board
Town Clerk
Town Attorney
Zoning Board of Appeals

PH # 2

**SOUTHEAST TOWN BOARD
PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that the Town Board of the Town of Southeast shall hold a Public Hearing on July 14, 2022 at Southeast Town Hall, 1360 Route 22, Brewster, NY, at 7:00 PM or as soon thereafter as interested parties may be heard, pursuant to the Municipal Home Rule Law to consider a proposed local law which, if adopted, would amend Chapter 138 of the Town Code (“ZONING”), Article X (“Special Permits and Conditional Uses”), Section 138-56.1, paragraph (A) to provide that accessory apartments established in commercial or mixed-use zoning districts are not required to be owner occupied. All persons having an interest in the foregoing matter will be given an opportunity to be heard at this time.

BY ORDER OF THE TOWN BOARD
Hon. Michele Stancati, Town Clerk

Town of Southeast, Putnam County, NY

Local Law No. __ of 2022

A LOCAL LAW entitled: "A Local Law to Amend Chapter 138 of the Town Code, 'Zoning'."

Be it enacted by the Town Board of the Town of Southeast, Putnam County, New York, as follows:

SECTION 1. LEGISLATIVE INTENT

The Town Board of the Town of Southeast seeks to update the Code to exempt commercial properties from the owner-occupancy provision within the accessory apartment regulations.

SECTION 2. AMENDMENTS TO ARTICLE X SPECIAL PERMITS AND CONDITIONAL USES

Section 138-56.1.A is hereby amended, in part, as follows:

- A. The owner of the lot upon which the accessory apartment is located shall occupy and maintain as his legal residence at least one of the dwelling units on the premises. Properties located in commercial or mixed-use zoning districts are exempt from this requirement.

SECTION 3. VALIDITY

The invalidity of any word, section, clause, paragraph, sentence, part, provision of this Local Law shall not affect the validity of any other part of this Local Law that shall be given effect without such invalid part or parts.

SECTION 4. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the Secretary of State.

R#1

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

**LINCOLN LOGISTICS SITE PLAN
BOND ESTABLISHMENT**

RESOLUTION NO. _____ / 2022

DATE: July 14, 2022

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 dated June 21, 2022 and referral from the Planning Board dated June 27, 2022 with respect to the Performance Security to be posted in connection with the Lincoln Logistics Brewster site plan, property located at NYS Route 312 and Pugsley Road, Southeast Tax Map Nos. 45.-1-4 & 5, 8.2, 12 & 13(the “Subject Premises”); and

WHEREAS, the Planning Board Report has recommended that the performance security for the Subject Premises be established for this project in accordance with the advice of the Town’s Consulting Engineer.

NOW, THEREFORE, BE IT

RESOLVED, that the bond amounts shall be established for the project set forth below:

<u>PROJECT NAME:</u>	<u>BOND AMOUNT</u>
Lincoln Logistics Site Plan	
Site Improvements	\$26,066,100.00
Erosion & Sediment Control	1,403,400.00

And be it further

RESOLVED, that there shall be no further site disturbance of the Subject Premises and no building permit shall issue until the Erosion & Sediment Control Bond, in proper form and amount, is posted with the Town Clerk and associated Inspection Fees are paid to the Town; and be it further

RESOLVED, that a certified copy of this resolution shall be transmitted by the Town Clerk to the Applicant, Planning Board Secretary and Building Inspector forthwith.

UPON A ROLL CALL VOTE:

Councilman Alvarez _____
Councilman Cyprus _____
Councilman Larca _____
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 14th day of July 2022.

MICHELE STANCATI
Town Clerk

R # 2

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

**LINCOLN LOGISTICS – PUBLIC IMPROVEMENTS
BOND ESTABLISHMENT**

RESOLUTION NO. _____ / 2022

DATE: July 14, 2022

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 dated June 21, 2022 and referral from the Planning Board dated June 27, 2022 with respect to the Performance Security to be posted in connection with the Public Improvements (Pugsley Road and NYS Route 312 Intersection and Pugsley Road, a Town Road) to be constructed in connection with the Lincoln Logistics Brewster site plan (the “Subject Premises”); and

WHEREAS, the Planning Board Report has recommended that the performance security for the Subject Premises be established for this project in accordance with the advice of the Town’s Consulting Engineer.

NOW, THEREFORE, BE IT

RESOLVED, that the bond amounts shall be established for the project set forth below:

<u>PROJECT NAME:</u>	<u>BOND AMOUNT</u>
Lincoln Logistics Brewster	
Public Improvements	\$3,028,300.00
Erosion & Sediment Control	206,510.00

And be it further

RESOLVED, that there shall be no further site disturbance of the Subject Premises (Pugsley Road and abutting area) and no Highway Work Permits issued until the requisite Public Improvement Bond and Erosion & Sediment Control Bond, both in proper form and amount, are posted with the Town Clerk and inspection fees paid; and be it further

RESOLVED, that a certified copy of this resolution shall be transmitted by the Town Clerk to the Applicant, Planning Board Secretary, Building Inspector and Highway Superintendent forthwith.

UPON A ROLL CALL VOTE:

Councilman Alvarez _____
Councilman Cyprus _____
Councilman Larca _____
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 14th day of July 2022.

MICHELE STANCATI
Town Clerk

R #3

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

**SUPPORT OF APPLICATION OF TOWN OF SOUTHEAST
CULTURAL ARTS COALITION FOR SOUTHEAST OLD TOWN HALL
PRESERVATION – BUILDING ENVELOPE AND ENTRY STAIR**

RESOLUTION NO. _____ / 2022

DATE: July 14, 2022

INTRODUCED BY: _____

SECONDED BY: _____

WHEREAS, the Town of Southeast Cultural Arts Coalition, a not-for-profit corporation, is applying to the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) for a grant under the Environmental Protection Fund for an historic preservation project to be located at Old Town Hall, 67 Main Street, Brewster, NY, a site located within the territorial jurisdiction of this Town Board; and

WHEREAS, as a requirement under this program, the not-for-profit sponsor of the project must gain the “approval and support” of the municipality having jurisdiction thereof.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby endorses and supports the applications of the Town of Southeast Cultural Arts Coalition for grants under the Environmental Protection Fund for the following historic preservation project(s): “Southeast Old Town Hall Restoration – Building Envelope.”

Upon Roll Call Vote:

Councilman Alvarez	_____
Councilman Cyprus	_____
Councilman Larca	_____
Councilman O’Connor	_____
Supervisor Hay	_____

VOTE: carried 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 duly noticed regular meeting of said board held the 14th day of July, 2022.

MICHELE STANCATI
Town Clerk



Supervisor
Tony Hay

Town of Southeast

1360 Route 22
Brewster, New York 10509
Tel. (845) 279-5345
Fax (845) 278-2453
Email thay@southeast-ny.gov

Town Board
Edwin Alvarez
Eric Larca
John Lord
John O'Connor

Town Attorney
Willis Stephens, Jr.

July 14, 2022

Thomas Scaglione, Regional Director, Mid-Hudson
Executive Director, Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, New York 12553

Subject: Southeast Old Town Hall – 67 Main Street, Brewster, New York 10509
“Southeast Old Town Hall Preservation – Building Envelope and Front Entry Stair”

Dear Mr. Scaglione,

The Town of Southeast is pleased to submit this letter of support for the Town of Southeast Cultural Arts Coalition’s (TOSCAC) application for an Historic Preservation Grant through the Consolidated Funding Application (CFA) under the Environmental Protection Fund to preserve the Old Town Hall building in the Village of Brewster.

Southeast Old Town is an iconic structure located on Main Street in the Village of Brewster. TOSCAC has been a vibrant part of Putnam County and the surrounding region providing programs at the Studio Around the Corner on the ground floor of the building. They are home to concerts of all kinds, theatrical events, art shows and educational and recreational opportunities for all ages.

If the grant is approved, the funds will be used to repair the building envelope and replace the currently crumbling front stairs with a beautiful grand entry stairway directly from the original architectural design.

The Town of Southeast strongly supports TOSCAC’s application for the Historic Preservation Grant through the Consolidated Funding Application to repair the Old Town Hall building in the Village of Brewster.

Thank you for your consideration and hope this funding application is successful.

Sincerely,

Tony Hay
Southeast Supervisor



Supervisor
Tony Hay

Town of Southeast

1360 Route 22
Brewster, New York 10509
Tel. (845) 279-5345
Fax (845) 278-2453
Email thay@southeast-ny.gov

Town Board
Edwin Alvarez
Eric Larca
John Lord
John O'Connor

Town Attorney
Willis Stephens, Jr.

July 14, 2022

Commissioner Erik Kulleseid
NYS Office of Parks, Recreation and Historic Preservation
Albany, New York 12238

Subject: Southeast Old Town Hall – 67 Main Street, Brewster, New York 10509
“Southeast Old Town Hall Preservation – Building Envelope and Front Entry Stair”

Dear Commissioner Kulleseid,

The Town of Southeast is pleased to submit this letter of support for the Town of Southeast Cultural Arts Coalition’s (TOSCAC) application for an Historic Preservation Grant through the Consolidated Funding Application (CFA) under the Environmental Protection Fund to preserve the Old Town Hall building in the Village of Brewster.

Southeast Old Town is an iconic structure located on Main Street in the Village of Brewster. TOSCAC has been a vibrant part of Putnam County and the surrounding region providing programs at the Studio Around the Corner on the ground floor of the building. They are home to concerts of all kinds, theatrical events, art shows and educational and recreational opportunities for all ages.

If the grant is approved, the funds will be used to repair the building envelope and replace the currently crumbling front stairs with a beautiful grand entry stairway directly from the original architectural design.

The Town of Southeast strongly supports TOSCAC's application for the Historic Preservation Grant through the Consolidated Funding Application to repair the Old Town Hall building in the Village of Brewster.

Thank you for your consideration and hope this funding application is successful.

Sincerely,

Tony Hay
Southeast Supervisor