

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

Pledge of Allegiance

Present: Supervisor Tony Hay
Councilman John Lord
Councilman Eric Larca
Councilman John O'Connor
Councilman Edwin Alvarez

Also: Town Clerk Michele Stancati
Town Attorney Willis H. Stephens Jr.

This meeting took place by videoconferencing, Zoom, and was recorded and posted on the Town of Southeast website.

PUBLIC HEARING

Supervisor Hay made a motion to open the Public Hearing and Councilman Larca seconded. All in favor. An email was sent earlier in the day for the record on the Public Hearing.

To: Supervisor Tony Hay and Members of the Town of Southeast Board

From: Ann Fanizzi

In preparation for the Public Hearing tonight, I am submitting several articles obtained through a Google search re: the impact of legalized marijuana on the State of Colorado. These impacts have been well publicized but I thought submission of them to the Board would provide you with additional material for informed discussion.

As an educator with 30 years experience in a drug infested community in the South Bronx, I am more than well aware of the devastating impact that drugs can have on the people and especially the young people who are most susceptible to the enticements of the drug culture. And it absolutely begins with marijuana use at an early age, in some instances, 10 or 11. Parental addiction is a factor in generational use. Those who assert that marijuana is not a gateway drug to others more addictive and dangerous, are delusional. Additionally, recent studies have confirmed the effects of the drug on cognitive ability, especially executive functions.

This country has an addiction and mental health problem. The state has legalized the use of marijuana but locally we can provide a bulwark against its accessibility.

I look forward to tonight's discussion and hope these submissions will be of help.

Sincerely,

Ann Fanizzi

Sent: 4/20/2021 8:57:46 AM Eastern Standard Time
Subject: Effects of Marijuana Legalization in Colorado

The Legalization of Marijuana in Colorado: The Impact

<https://www.ncbi.nlm.nih.gov> › articles › PMC6913861

by RMHID Trafficking · 2019 — Since recreational **marijuana** was **legalized**, traffic deaths in which drivers tested positive for **marijuana** increased 109 percent while all **Colorado** traffic deaths increased 31 percent.

[Section I: Traffic Fatalities...](#) · [Section II: Marijuana Use](#) · [Section III: Public Health](#)

Legalized Marijuana in Colorado is Wildly Popular, also ...

<https://footprintstorecovery.com> › Locations › Colorado

Effects of Legalized Marijuana ... In 2012, the state of **Colorado** passed laws with clear majorities in favor of recreational (not just medical) **marijuana** use and ...

Rating: 5 · 1 vote · Starting from \$1,000.00

Reefer Madness or Pot Paradise? The Surprising Legacy of ...

<https://www.nytimes.com> › marijuana-colorado-legalization

Jun 30, 2019 — **Colorado's** first-in-the-nation experiment with **legalized marijuana** ... particularly worried about the **effects** of **legalization** on **Colorado's** youth.

Kristin McConnell, Director at The Prevention Council of Putnam, which is a non-for-profit substance abuse and awareness organization, spoke of her concerns and to provide information and education on the health and safety regarding the legalization of Marijuana and retail dispensaries. The Governor has just signed into law the legalization of Cannabis to generate significant revenue. This poses health and safety concerns such as the possible effects on adolescents like impaired driving, youth perception of risk, increased availability or access, increase in the black-market sale, home growing allowances, and second-hand smoke effects. If a municipality doesn't opt out by December 31st, they never can. We're still working on gathering information, but there are still a lot of regulations to be decided. It's prudent to deny access at this time because you can always undo it later. The majority of municipalities have opted out because there is clear research that where dispensaries are located, there is higher incidents of youth use, impaired driving, and early onset of use among adolescences. Right now, Cannabis will be allowed to be smoked or vaped wherever smoking tobacco is permitted; however, localities can have stricter regulations. She thanked the Board and stated that if you have any questions or need any information, let her know.

Carla Lucchino agreed with what Kristin had to say and is also opposed to the retail sale of Cannabis in the Town. There is still a lot of things that are not clear yet, like the risks of impairment whether you're driving, shopping, handling equipment, or dealing with the public, and how they would behave. She is not sure about the revenue or job creation, but if revenue needs to be used on law enforcement, it defeats the purpose. We don't know how to detect Marijuana in impaired drivers and what the penalties are. I'm not sure it's a good idea to make it easier for people to become impaired. It's more smoke and pollution, and if people can't think clearly, I don't know why that's a good thing.

Susan Salamone, director of Drug Crisis In Our Back Yard, stated that she is opposed to a dispensary, and even though it's not for young people, they will be able to get it. I agree with everything that's been stated previously. Right now, the older kids supply the younger ones and addiction can begin with Marijuana. Why legalize another drug that can cause havoc that we don't know about. Thank you, and I appreciate that you jumped on this right away.

Ann Fanizzi, spoke of her concern. She wrote an email earlier. She stated that as an educator she had first-hand experience. She believes that marijuana is the gate way to drugs. We just went through the opioid crisis and now after COVID many people are under a lot of stress, anxiety and depression. I am opposed to any drug being accessible to the children, and it's misguided just for revenue. No one has calculated the social, emotional, or phycological costs. She hopes the Town will oppose any effort of retail. We want to remain a family Town.

Michael Liguori called into the meeting and asked if the written comment period will be extended for 10 days, he would like to submit something in writing. The Supervisor stated yes.

Teresa McMahon is a Licensed Drug and Alcohol Counselor, Behavior Health Therapist, and a Licensed Clinical Social Worker. She thanked the Town Board for opening this up to the public. She stated that we are in the middle of a behavioral health crisis, made worse by this pandemic, and everybody is looking for some way of relief and I don't think we should be supporting the accessibility of Marijuana. I want to be on record as a professional in the field working with families that this is not a direction we should go into.

Kristin McConnell added that this isn't the weed from the 60's. There are edibles that come in candy and cookies and have high potent THC. This is a real concern in public health and prevention.

Supervisor Hay made a motion to keep the Public Hearing open for 10 days for written comment only. Councilman Larca seconded. All in favor.

WORK SESSION

There was nothing at this time.

REGULAR MEETING

Supervisor Hay made a motion to open the meeting and waive the reading of the Correspondence. Councilman Alvarez seconded. All in favor.

CORRESPONDENCE

Correspondence Received

1. Sterling Environmental Engineering to TOSE Re: TOSE Landfill-Algonquin Gas Transmission
2. Acord Insurance to TOSE Re: Clove Excavators Inc.
3. Putnam County Clerk's Office to TOSE Re: Notice of Sale or Transfer of Ownership of your Residential Property-301 Milltown Road
4. PC Executive Mary O'Dell to Supervisor Hay Re: Request for Waiver-Special License
5. St. Lawrence O'Toole Cemetery to TC Re: Burial Permits
6. VOB to TOSE Re: Eminent Domain Notification to Assessment Record Owner
7. Eligo Energy to TC Re: Green Energy
8. Acord Insurance to TOSE Re: BBL Albany Group V
9. NYSIF to TOSE Re: Certificate of Workers Comp.-Black Electric
10. NYSIF to TOSE Re: Certificate of Workers Comp.-Constanzi Crane Inc.
11. Brown & Brown Insurance to TOSE Re: RB Hammers Corp.
12. Brown & Brown Insurance to TOSE Re: PC: Law Dept./Risk Manager
13. Brown & Brown Insurance to TOSE Re: MNR/MTA c/o Greystone Management Solutions
14. Paul Camarda to Supervisor Hay Re: Land Parcel Farrington Road/Route 6 Offered to TOSE
15. Bruno Gioffre to TC Re: Liquor License-Orchard Eats, 230 Guinea Road
16. Acord Insurance to TOSE Re: Brewster Central School
17. Acord Insurance to TOSE Re: PC Law Dept./Risk Management
18. Acord Insurance to TOSE Re: PC Dept. of Consumer Affairs
19. Acord Insurance to TOSE Re: MNR/MTA c/o Greystone Management Solutions
20. PC Board of Elections to Supervisor Hay Re: Request for Use of Courtroom for Elections
21. Brown & Brown Insurance to TOSE Re: TOSE 4-8-2021 – 4-8-2022
22. Acord Insurance to TOSE Re: Brewster Little League
23. LexisNexis to TOSE Re: TOSE Vehicle
24. PC Legislature, Ginny Nacerino to Supervisor Hay Re: Keep Putnam County Beautiful Initiative
25. Algonquin to TOSE Re: Temporary Workspace Permit
26. PC Board of Elections to Supervisor Hay Re: Use of Courtroom for Elections-REVISION
27. NYS Municipal Report of Special Franchise Activity to TOSE Re: NYSEG Upgrade
28. NYALGRO to TC Re: 2021 NYALGRO School-Records Management Program
29. NYS Supreme Court to TOSE Re: Notice of Entry Assessment Petitions v. TOSE-Ahana Hospitality, LLC

FOILS

- Michael Sheil to Bldg. Dept. Re: All Building Records-30 Oakwood Drive
- Lynn Billings to Bldg. Dept. Re: All Building Records-151 Foggintown Road
- Michael Sheil to Bldg. Dept. Re: All Building Records-67 Indian Wells Road
- Jennifer Santomro-Rosenblum to Bldg. Dept. Re: Survey-14 South Hollow Road
- Filiz Dalo to Bldg. Dept. Re: All Building Records-303 Kensington Court
- Ted Weinstein to Bldg. Dept. Re: All Building Records-2 Sherwood Hill Road
- Dawn Curran to Bldg. Dept. Re: Info on Company Clearing Land-Fields Lane
- Maureen Eckman to Bldg. Dept. Re: All Building Records-2 Scenic Ridge Rd.
- J. Skalaski to Bldg. Dept. Re: Permits-5 Shady Lane
- Krista Brady to Bldg. Dept. Re: All Building Records-24 Seven Oaks Lane
- Teresa Chang to Bldg. Dept. Re: All Building Records-102 Orchard Hill Lane
- Lauren Camerino to Bldg. Dept. Re: All Building Records-19 Friendly Road
- Erin Moran to Bldg. Dept. Re: All Building Records-56 Vails Lakeshore Drive
- Erin Moran to Bldg. Dept. Re: All Building Records-21 Tanager Road
- Joe Kelnhofer to Bldg. Dept. Re: Building Permits for Stateline Retail-US Route 6
- Christine Cecere to Bldg. Dept. Re: All Building Records-76 Blueberry Drive
- Pauline Angrisani to Bldg. Dept. Re: All Building Records-137 Overlook Drive
- Maria Villodas to Bldg. Dept. Re: All Building Records-314 Brewster Hill Road
- Sharon Nitti to Bldg. Dept. Re: All Building Records-207 Turk Hill Road
- Erin Moran to Bldg. Dept. Re: All Building Records-46 Meridian Drive
- Emma Galasso to Assessor, Bldg. Dept. & Planning & Zoning Re: All Historical Records, All Building Records & Hazardous materials-132 & 160 Pugsley Road
- Maria Villodas to Assessor Re: Property Card-314 Brewster Hill Road
- Jason Martinez to Bldg. Dept. Re: All Building Records-78 Enoch Crosby Rd.
- Resident to Bldg. Dept. Re: Complaint Addressed-1048 Drewville Road
- Debbie Heinecke to Bldg. Dept. Re: Building Permit for Structure-5 Shady Lane
- Sergio Diaz to Bldg. Dept. Re: All Building Records-17 Hillcrest Ave.
- Lily Moynihan to Bldg. Dept. Re: All Building Records-107 Enoch Crosby Road
- Gerald Skalaski to Bldg. Dept. Re: All Building Records-5 Shady Lane
- Katie O'Keefe to Bldg. Dept. Re: Land Use-18 Griffen Road
- Sidney Peart to Bldg. Dept. Re: All Building Records-13 Killian Lane
- Sajan Joseph to Bldg. Dept. Re: Planning & Zoning Records
- Maryse Santini to Bldg. Dept. Re: All Building Records-4 Kirkham Road
- Beth Andreo to Bldg. Dept. Re: All Building Records-232 Starr Ridge Road
- Paulette Beldotti to Bldg. Dept. Re: Permits & C of O Basement-10 Windswept Circle
- Debra DeMelis to Bldg. Dept. Re: All Building Records-21 Tanager Road
- Eva Solarik to Bldg. Dept. Re: All Building Records-36 Reservoir Road
- Valerie Port to Bldg. Dept. Re: All Building Records-6 Knoll Ridge Road
- Bobbi Zacchi to Bldg. Dept. Re: All Building Records-30 Brewster Woods
- Emma Galasso to Bldg. Dept. Re: All Building Records-132 Pugsley Road
- David Klecher to Bldg. Dept. Re: All Records Pertaining to Hazardous Materials, Spills, Underground Tanks, Remediation, Permits & Violations
- Patti Howard to Bldg. Dept. Re: All Building Records-56 Lakeshore Drive
- Stacey Cronin to Bldg. Dept. Re: All Building Records-155 Carriage Hill Road

- Lonnie Lum to Bldg. Dept. Re: All Building Records-27 Bloomer Road
- Patti Howard to Bldg. Dept. Re: All Building Records-42 Vails Lakeshore Drive
- Sajan Joseph to Planning Dept. Re: Planning & Zoning Records-280 Deans Corner Road
- Paul Diamond to Bldg. Dept. Re: All Records & Correspondence-280 Deans Corner Road
- Sara Manes to Bldg. Dept. Re: Stamped Copy of Survey Re: 3 Ruby Lane
- Maria Villodas to Assessor Re: Assessor Card-314 Brewster Hill Road
- Chris Infantino to Bldg. Dept. Re: Survey-51 Mountain Brook Drive
- Barbara Negro to Bldg. Dept. Re: All Building Records-75 Indian Wells Road
- Richard Dutra to Bldg. Dept. Re: C of O Finished Basement-60 Ridgetop Lane
- Claudia Jiskra to Bldg. Dept. Re: All Building Records-11 Penny Lane
- Jamie Dabruzzo to Bldg. Dept. Re: Property Use-
- Danielle Witkowsky to Bldg. Dept. Re: All Building Records-27 Bloomer Road
- Donald Curran to Bldg. Dept. Re: Sign Size & Approval-1599 Route 22
- Marie Delawder to Bldg. Dept. Re: Survey-18 Maple Drive
- Steven Mancini to Bldg. Dept. Re: All Building Records-245 Fair Street
- John Hogan to Bldg. Dept. Re: Survey-6 Bridey Lane
- Sharon Sheil to Bldg. Dept. Re: All Building Records-62 Hillcrest Ave.
- Lisa LaGuardia-Tremblay to Bldg. Dept. Re: All Building Records-38 Blueberry Drive
- Stacy Cronin to Bldg. Dept. Re: All Building Records-14 Lodar Lane
- Kimberly Parrottino to Bldg. Dept. Re: All Building Records & Health Inspection Report-3 High Meadow Lane

Email

1. Supervisor Hay to TB Re: Donation from Ace Endico for Purchase of Additional Playground Equipment
2. Supervisor Hay to M. Levine, Bldg. Dept. Re: Complaint History & NOV's-18 North Road
3. TC to Pegasus Re: Alarm Permit
4. Resident to Town Board Re: Excavator-Shady Lane
5. Ashley Ley to Supervisor Hay & TB Re: Commercial Campus at Fields Corner-Pugsley Rd. Approval as a Special Dimension Access Highway
6. Ashley Ley to TB, TA, TC, V. Desidero, & T. LaPerch Re: Route 22 Master Plan & Resolution
7. D. Ha to TC Re: Southeast GIS Shapefiles
8. Levon Bedrosian to Supervisor Hay & TC Re: Town Dumpster Comps-2021
9. Brewster School District to TC Re: Thank You
10. L. Lisi to Supervisor Hay Re: Lisi's Towing: Route 22 Property
11. Resident to Supervisor Hay & TB Re: Noise Level-5 Shady Lane
12. Boy Scout Troop 1067 to Supervisor Hay & TB Re: Earth Day Cleanup
13. Supervisor Hay to TB Re: Earth Day Cleanup
14. TC to Safeguard Re: Stamp
15. Brewster Chamber of Commerce to TC Re: Monthly Meeting via Zoom
16. Neat Clean to Supervisor Hay & TB Re: Cleaning Services
17. Councilman Lord to TA, Supervisor Hay & TB Re: ProSwing-Pugsley Road-Starr Ridge Road Alienation
18. Brewster Elks to TC Re: Events in March
19. Supervisor Hay to M. Liguori Esq. Re: Highlands
20. Supervisor Hay to TB Re: Well Wishes

21. Straight North to Supervisor Hay & TB Re: Additional Community Resource
22. Brewster Pack 1 to Supervisor Hay Re: Earth Day
23. PC Legislature to TC Re: Audit Agenda-3-29-2021
24. TC of Kent to TC Re: Rabies Exempt Form
25. Resident to Highway Superintendent Burdick Re: Unsafe Situation on Welfare Road
26. Heather Abissi to Supervisor Hay & TA Stephens Re: Invoice-Brewster Auto
27. Chazen Company to Victoria Desidero, Planning & TC Re: Gas Land
28. Donna Conkling, TC of Scarsdale to TC Re: Office Operating Hours-COVID 19
29. Brown & Brown to TOSE Re: Harassment and Discrimination Training Series
30. M. Levine, Bldg. Dept. to Supervisor Hay Re: False Fire Alarm Enforcement Program
31. M. Williams to Supervisor Hay Re: East Branch Croton River Cleanup
32. Resident to TB Re: Grading-5 Shady Lane
33. Resident to Supervisor Hay Re: Pavement Request-Lincoln Road
34. Highway Superintendent M. Burdick to Supervisor Hay & TB Re: Requesting Approval for Purchase of New Paver.
35. Highway Superintendent M. Burdick to Supervisor Hay Re: Selling of Surplus Vehicle
36. NYS DEC to Supervisor Hay & TB Re: Algonquin Gas Pipeline Repair-TOSE Landfill
37. Supervisor Hay to Highway Superintendent Burdick Re: Prospect Hill Stop Sign-MTA Entrance
38. NYS DEP to TOSE Re: 2020-NYC-Drinking Water Supply Quality Report
39. Applicant to Supervisor Hay Re: Resume
40. Resident(s) to Supervisor Hay Re: Earth Day Clean Up
41. Supervisor Hay to C. Marin Re: Route 312 Property Inquiry
42. A. Young, Examiner News to Supervisor Hay Re: Media Inquiry
43. Supervisor Hay to Mayor James Schoenig Re: Restore Power to Wells Park
44. Applicant to TC Re: Marriage License
45. Supervisor Hay to Larry Nadel & Highway Superintendent Burdick Re: Independent Way
46. Laurie Bell, Assessor to Ashley Ley, V. Desidero, T. Fenton, & T. LaPerch Re: Southeast PB Meeting
47. TC to Alcon LLC Re: Alarm Permit-14 Fields Lane
48. Resident to Supervisor Hay & Bldg. Dept. Re: All-Terrain Vehicle
49. Resident to Supervisor Hay Re: TB Meeting 4-8-2021-Route 22 Master Plan
50. Resident to M. Levine, Bldg. Inspector, TA & TB Re: Rental Registration Re-inspection-561 Brewster Hill Rd.
51. TC to Tompkins Bank Re: Alarm Permit Renewals
52. F. Bomba to Supervisor Hay & TB Re: Grant Applications-Walter Brewster House
53. TC to Property Owner Re: Alarm Permit Registration-120 Nichols Rd.
54. M. Levine, Bldg. Dept. to Supervisor Hay Re: Verizon-Ames Rd.
55. NYS DEC to TC & PC Dept. of Health Re: Permit Groundwater Discharge-Alfacor LLC
56. Makenzie Shuler to TB & PB Re: Commercial Campus at Fields Corner-Bidders List
57. Kathleen Fitzpatrick, Labor Relations Specialist to Supervisor Hay Re: Ratification Vote
58. TC to B. Gioffre, Attorney Re: Liquor License Waiver
59. Personal Request to TC Re: Requested Application for Copy of Death Record
60. N. Aqeel to TB Re: Planning Board
61. J. Ruga to TC Re: Ticket Inquiry
62. J. Abagnale to TC Re: Court Filing
63. Councilman Lord to M. Levine, Bldg. Dept. Re: NOV 42 Griffen Road-Land Disturbance
64. TC to V. Desidero, Planning Dept. Re: Bonds-LIA Brewster Honda

65. Levon Bedrosian, Special Districts to Highway Superintendent Mike Burdick & TB Re: Earth Day Dumpster
66. Supervisor Hay to PC & Michael Levine, Bldg. Dept. Re: Special License
67. TC to Gerald Schramek, Code Enforcement Re: Fire Extinguisher - 44 Welfare Road
68. Supervisor Hay to M. Levine, Bldg. Dept., & TB Re: Mattress Removal-615 Route 312
69. TC to Resident Re: Receipt for Alarm Permit
70. TC to Tompkins Financial Bank Re: Receipt for Alarm Permit
71. Resident to Supervisor Hay & Highway Superintendent Burdick Re: Sycamore Road
72. NYS DEP to Supervisor Hay Re: Wetlands Permit-Fieldstone Pond

Correspondence Sent

1. TOSE to Property Owner Re: NOV/OTR-731 Milltown Road
2. TOSE to Property Owner Re: NOV/OTR-269 Tonetta Lake Road
3. TOSE to Property Owner Re: NOV/OTR-40 Sodom Road
4. TOSE to Property Owner Re: NOV/OTR-760-764 Route 22
5. TOSE to Property Owner Re: NOV/OTR-27 Kirkham Road
6. TOSE to Property Owner Re: NOV/OTR-9 Foster Road
7. TOSE to Property Owner Re: NOV/OTR-80-82 Route 22
8. TOSE to Property Owner Re: NOV/OTR-400-410 Route 22
9. TOSE to Aspect 120 Landscape Architecture Re: Awarding On-Call Landscape Architect Contract
10. TOSE to Property Owner Re: NOV/OTR-419 Route 312
11. TOSE to Property Owner Re: NOV/OTR-9 Oakwood Drive
12. TOSE to Property Owner Re: NOV/OTR-30 North Road
13. TOSE to Property Owner Re: NOV/OTR-31 Allan Road
14. TOSE to Property Owner Re: NOV/OTR-1651 Route 22
15. TOSE to Property Owner Re: NOV/OTR-30 North Road
16. TOSE to Property Owner Re: NOV/OTR-1545-1547 Route 22
17. TOSE to Property Owner Re: NOV/OTR-431 Route 312
18. TOSE to Property Owner Re: NOV/OTR-426 Route 312
19. TOSE to Property Owner Re: NOV/OTR-413 Route 312
20. TOSE to Property Owner Re: NOV/OTR-435 Route 312
21. TOSE to Property Owner Re: NOV/OTR-430 Route 312
22. TOSE to Property Owner Re: NOV/OTR-111 North Brewster Road
23. TOSE to Property Owner Re: NOV/OTR-230 Peaceable Hill Road
24. TOSE to Property Owner Re: NOV/OTR-278 North Brewster Road
25. TOSE to Property Owner Re: NOV/OTR-3 Husted Road
26. Victoria Desidero to T. McKenna Re: MS4 Bond-20 Shore Drive
27. Supervisor Hay to PC Legislature G. Nacerino & C. Albano Re: Brewster Fire Dept. False Alarms
28. TOSE to Property Owner Re: NOV/OTR-265 Tonetta Lake Road
29. Supervisor Hay to Property Owner Re: Violations-62 Hickory Drive
30. Supervisor Hay to PC Legislature, Ginny Nacerino Re: Keep Putnam County Beautiful Initiative
31. TOSE to Property Owner Re: NOV/OTR-615 Route 312
32. TC to Property Owner Re: Alarm Permit Registration-1011 Route 22

VOUCHERS

Supervisor Hay made a motion to approve the Vouchers in the amount of \$727,290.19 and Councilman Alvarez seconded. All in favor.

BUDGET TRANSFERS

Supervisor Hay made a motion to approve the Budget Transfers and Councilman Alvarez seconded. All in favor.

MEETINGS

Supervisor Hay made a motion to set the following meeting dates to be held at 1360 Route 22, Brewster, New York, at 7:00 P.M. unless otherwise noted. Councilman Alvarez seconded. All in favor.

Thursday, May 6, 2021 – Work Session / Regular Meeting

Thursday, May 20, 2021 – Work Session / Regular Meeting
- Public Hearing for Route 22 Zoning Text Changes

Supervisor Hay asked the Board if they wanted to continue with Zoom meetings and the Board agreed to continue with Zoom through May.

**RESOLUTION NO. 27 /2021 RESOLUTION TO DECLARE LEAD AGENCY
AND ADOPT A NEGATIVE DECLARATION**

INTRODUCED BY: Supervisor Hay
SECONDED BY: Councilman Alvarez

WHEREAS, the Town Board of the Town of Southeast is considering the adoption of the Route 22 Master Plan; and

WHEREAS, the Town Board is the only agency that has the authority to amend the Town's Comprehensive Plan, therefore, no other agencies are considered potential Involved Agencies;

NOW, THEREFORE BE IT RESOLVED, that pursuant to §617.6(b)(1) of the State Environmental Quality Review Act (SEQRA), the Town Board of the Town of Southeast, hereby declares itself Lead Agency for purposes of SEQRA for this Type I Action.

AND BE IT FURTHER

RESOLVED, that the Town of Southeast Town Board as Lead Agency has determined that the proposed action, for the reasons set forth in the Expanded Environmental Assessment Form dated April 7, 2021 and the appended SEQRA Notice of Determination of Significance, the adoption of the Route 22 Master Plan will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

State Environmental Quality Review
Determination of Significance

NEGATIVE DECLARATION

Date: April 22, 2021

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Southeast Town Board as Lead Agency has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action: Route 22 Master Plan

SEQR Status: Type 1 T
 Unlisted £

Conditioned Negative Declaration: £ Yes
 T No

Description of Action:

The Town Board of the Town of Southeast is considering the adoption of the Route 22 Master Plan, which is an update to the 2007 Route 22 Master Plan and an addendum to the Town's 2014 Comprehensive Plan Update (the "Proposed Action"). Route 22 is a gateway to the Town of Southeast and a major north-south transportation and commercial corridor within the Hudson Valley Region. The Route 22 Master Plan establishes a long-term vision for the Route 22 corridor and is intended to serve as a "blueprint" for future development along Route 22. The Master Plan establishes criteria and design guidelines for the location, design, and orientation of pedestrian improvements, landscaping, stormwater management, and bike and vehicular infrastructure.

In 2007, the Town of Southeast adopted the first Route 22 Master Plan and associated zoning. The 2007 plan primarily focused on the land bordering Route 22 from Clocktower Commons in the south to the intersection with Route 312 in the north. The vision at the time was to create a new town center. However for a number of reasons—such as changes to NYSDEC's wetland map, the Great Recession, lack of sewer infrastructure, poor soils for subsurface on-site wastewater treatment, and a shift in public opinion towards revitalizing the Village of Brewster rather than creating a new downtown—this plan was never fully realized.

Route 22 remains a vital north south corridor for retail and other commercial uses within the limits of the Town of Southeast. There are also several large vacant and underutilized properties within this corridor. Thirteen years have passed since the Route 22 Master Plan was adopted, and it has been six years since the Town undertook a focused update to the overall Comprehensive Plan. As such, a new look at the Route 22 corridor was warranted.

The Proposed Action considers the following areas of analysis:

- Existing development and land uses;
- Changes in economic and demographic conditions;
- Environmental conditions (e.g. wetlands);
- Water and sanitary sewer infrastructure; and
- Traffic and transportation.

The recommendations of the Route 22 Master Plan are intended to balance a healthy economic environment with quality residential and commercial character while protecting the integrity of its natural resources and infrastructure. Future development on this corridor should be visually appealing, serve the local community, and improve pedestrian, bike, and vehicular infrastructure.

Location: Town of Southeast, Putnam County, NY

Reasons Supporting This Determination:

An Expanded Environmental Assessment Form (EAF) was prepared to determine if the policies contained in the Comprehensive Plan Update would have any significant adverse environmental impacts. For the reasons set forth in the EAF dated April 7, 2021, the Town Board finds that the adoption of the Route 22 Master Plan would not directly result in any significant adverse environmental impacts. The recommendations of the Route 22 Master Plan are intended to enhance and protect community character and to maintain the overall development potential within the Town in a way that is consistent with the Town's character and natural resource protection efforts.

While the Route 22 Master Plan includes a number of recommendations that could, when implemented individually, have potential environmental impacts, the overall impact of the implementation measures would be a positive impact on community character, economic development, and environmental protection. Where additional analyses are deemed necessary to evaluate individual actions consistent with the Route 22 Master Plan, they will be completed in accordance with SEQRA.

In addition to the factors considered above, the Town Board considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

- (i) Not result in "a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;" (§617.7(c)(1)(i))

- (ii) Not result in “the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;” (§617.7(c)(1)(iii))
- (iii) Not result in “the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;” (§617.7(c)(1)(iii))
- (iv) Not result in “the creation of a material conflict with a community’s current plans or goals as officially approved or adopted;” (§617.7(c)(1)(iv))
- (v) Not result in “the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;” (§617.7(c)(1)(v))
- (vi) Not result in “a major change in the use of either the quantity or type of energy;” (§617.7(c)(1)(vi))
- (vii) Not result in “the creation of a hazard to human health;” (§617.7(c)(1)(vii))
- (viii) Not result in “a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;” (§617.7(c)(1)(viii))
- (ix) Not result in “the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;” (§617.7(c)(1)(ix))
- (x) Not result in “the creation of a material demand for other actions that would result in one of the above consequences;” (§617.7(c)(1)(x))
- (xi) Not result in “changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

Therefore, the Town Board of the Town of Southeast, acting as Lead Agency, and having reviewed the EAF and all supplementary information, has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

For Further Information:

Contact Person: Tony Hay, Supervisor
Address: Town of Southeast
1360 Route 22
Brewster, NY 10509
Telephone Number: 845-279-4313

A Copy of this Notice has been filed with:

- Hon. Tony Hay, Supervisor
- Town of Southeast Town Clerk
- Putnam County Division of Planning and Economic Development, 841 Fair Street, Carmel, NY 10512
- Commissioner, Department of Environmental Conservation, 625 Broadway, Albany, NY 12233-1011
- Regional Director, Department of Environmental Conservation, Region 3, 21 South Putt Corners Road, New Paltz, NY 12561-1696
- Environmental Notice Bulletin

UPON A ROLL CALL VOTE:

Councilman Alvarez	<u>Aye</u>
Councilman Larca	<u>Aye</u>
Councilman Lord	<u>Nay</u>
Councilman O'Connor	<u>Aye</u>
Supervisor Hay	<u>Aye</u>

VOTE: carried by a vote of 4 in favor, 1 against; 0 abstained.

RESOLUTION NO. 28 /2021 RESOLUTION TO ADOPT THE TOWN OF SOUTHEAST ROUTE 22 MASTER PLAN

INTRODUCED BY: Supervisor Hay
SECONDED BY: Councilman Alvarez

WHEREAS, the Town Board of the Town of Southeast previously adopted a Route 22 Master Plan in 2007; and,

WHEREAS, Town Law section 272-a authorizes the Town Board to direct a special board to prepare a proposed comprehensive plan amendment for consideration by the Town Board; and,

WHEREAS, the Town Board tasked the Town of Southeast Planning Board ("Planning Board" with the preparation of the Route 22 Master Plan for the consideration of adoption by the Town Board; and,

WHEREAS, the Route 22 Master Plan was drafted by AKRF, Inc. based on its own investigations, discussions with the Planning Board, Town Staff, New York State Department of Transportation, New York City Department of Environmental Protection, and members of the public; and,

WHEREAS, public participation has been included in the preparation of this Route 22 Master Plan through an on-line survey and regularly scheduled public meetings wherein members of the public were given the opportunity to speak and provide comments; and,

WHEREAS, in accordance with New York State Town Law §272-a(6), a duly noticed public hearing was held on January 11, 2021; and,

WHEREAS, a written public comment period was held open for ten days following the close of the public hearing; and,

WHEREAS, comments submitted by interested agencies and members of the public have been considered by the Planning Board and incorporated where the board deemed appropriate; and,

WHEREAS, in accordance with New York State Town Law §272-a(4) on February 8, 2021, the Town of Southeast Planning Board recommended the Route 22 Master Plan for adoption by the Town Board; and,

WHEREAS, in accordance with New York State Town Law §272-a, the Town Board held its own duly noticed public hearing on March 18, 2021, with a written comment period held until March 29, 2021; and,

WHEREAS, on February 12, 2021, the Town Board of the Town of Southeast referred the Route 22 Master Plan to Putnam County Planning and Development in accordance with NYS Town Law §272-a and GML 239-m, which approved the plan as submitted; and

WHEREAS, on April 22, 2021, the Town Board of the Town of Southeast: (1) classified the proposed action as a Type I SEQRA action, and determined that the Town Board of the Town of Southeast would be the lead agency because there are no other involved agencies that will make a discretionary decision to fund, approve or undertake the Action pursuant to 6 NYCRR 617.6(b)(1); and

WHEREAS, the Town Board has thoroughly and carefully considered: (1) the proposed Route 22 Master Plan; (2) the EAF; (3) the written and verbal comments of the Town Board's professional consultants; (4) the written report of the Town of Southeast Planning Board; and (5) the verbal and written comments of members of the public regarding the Route 22 Master Plan; and

WHEREAS, after taking the requisite "hard look" at the potential environmental impacts of the Action, the Town Board has today made its determination of significance and issued a negative declaration pursuant to 6 NYCRR 617.7(a), based upon its determination that the Action will not have any significant adverse environmental impacts, as more fully described in the "State Environmental Quality Review Negative Declaration Notice of Determination of Non-Significance" annexed to and incorporated by reference in a separate resolution adopted today by the Town Board; and

WHEREAS, the Town Board concludes that the proposed Route 22 Master Plan promotes the health, safety, and general welfare of the people of the Town of Southeast; and.
NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Southeast hereby adopts the "Town of Southeast Route 22 Master Plan" pursuant to NYS Town Law section 272-a(7);

AND IT IS FURTHER RESOLVED that a copy of the adopted Route 22 Master Plan shall be filed with the Town Clerk of the Town of Southeast, and the Putnam County Department of Planning and Development, pursuant to Town Law section 272-a (12).

Supervisor Hay made a motion to adopt the edits as made tonight and Councilman Alvarez seconded. All in favor.

UPON A ROLL CALL VOTE:

Councilman Alvarez	<u>Aye</u>
Councilman Larca	<u>Aye</u>
Councilman Lord	<u>Nay</u>
Councilman O'Connor	<u>Aye</u>
Supervisor Hay	<u>Aye</u>

VOTE: carried by a vote of 4 in favor, 1 against; 0 abstained.

RESOLUTION NO. 29 / 2021 CSEA CONTRACT

INTRODUCED BY: Supervisor Hay
SECONDED BY: Councilman Alvarez

WHEREAS, the Town of Southeast and the Civil Service Employee's Association ("CSEA") had entered into a collective bargaining agreement for a period of years which expired on December 31, 2020 (the "Contract"); and

WHEREAS, the Town and CSEA have conducted extensive negotiations aimed at entering into a new contract for a period of years; and

WHEREAS, the Town and CSEA entered into a Memorandum of Agreement dated March 4, 2021 for a new collective bargaining agreement between the parties to extend from January 1, 2021 through December 31, 2024 (four years), subject to ratification by the membership of the CSEA bargaining unit; and

WHEREAS, the CSEA bargaining unit ratified the Memorandum of Agreement at a meeting of said bargaining unit held on or about April 19, 2021.

NOW, THEREFORE, BE IT

RESOLVED, that the Supervisor be and hereby is authorized to execute a new Collective Bargaining Agreement with the CSEA for the period commencing January 1, 2021 and expiring on December 31, 2024 under terms and in accordance with the Memorandum of Agreement dated March 4, 2021 annexed hereto and made part hereof.

UPON ROLL CALL VOTE:

Councilman Alvarez	<u>Aye</u>
Councilman Larca	<u>Aye</u>
Councilman Lord	<u>Aye</u>
Councilman O'Connor	<u>Aye</u>
Supervisor Hay	<u>Aye</u>

VOTE: carried by a vote of 5 in favor, 0 against; 0 abstained.

SUPERVISOR'S REPORT

Supervisor Hay stated that things are going nicely, the parking lots at the Train Station are filling up, Courts are in session with covid regulations, and there is a lot of pleas being done by mail.

PUBLIC COMMENT

Scott Seaman, member of the Brewster School Board of Education, stated that schools are open; 80% in school and 20% remote learning. The district is still working on graduation and it will be a drive-thru event on school grounds and we'll be reaching out to residents to help us celebrate. There will be more information to come. Thank you for your help on our behalf.

TOWN BOARD COMMENT

Councilman Lord wanted to remind the Public that Earth Day is this weekend and the Supervisor will be giving out gloves, vests and bags from 7 am to 12 pm this Saturday and Sunday.

Supervisor Hay stated he has also been handing out items all week for earth day.

Councilman Larca reminded everyone that Saturday is Bob Palmer Day and everyone who wants to help will be meeting at the Milltown Cemetery at 9:00 am and St Lawrence O'Toole Cemetery at 1:00 pm.

Supervisor Hay thanked Councilman Larca for all his help on the Zoom meetings.

Councilman Alvarez made a motion to close the meeting and Councilman Larca seconded. All in favor.

Respectfully Submitted,

Michele Stancati
Southeast Town Clerk