TOWN OF SOUTHEAST
1360 Route 22, Brewster, New York 10509
Thursday, May 20, 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 - Absent

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

Zoning Amendment Route 22

Supervisor Hay made a motion to open the Public Hearing and Councilman O'Connor seconded. All in favor.

Charles Martabano stated that he is in support of the Route 22 proposed amendments, it makes a great deal of sense. He also stated that it was very well done by the Planning Board, Consultants and the Town Board. He would love to see it approved as soon as possible.

Councilman Lord asked if it could be written in the code that the HC zone be on Route 22 only. He stated that the draft was sent to the Planning Board for their comments. Does this document reflect their representation?
Ms. Ley stated no it does not. Since the Board set the public hearing on the original draft, the Planning Board made a recommendation to add "J" as a special-permit criteria, and that self-storage would only be permitted on Route 22. If the Board agrees with that recommendation, it could be added into the final version and considered for adoption.

Supervisor Hay, Councilman Lord, Councilman Larca and Councilman O'Connor all agreed to that. Councilman Larca stated that he would like to explore revamping the Route 312 zoning, self-storage is probably a better use on Route 312.

Councilman Lord also asked about Motor Vehicle Dealerships; is it a requirement that they have a signalized entrance at their location or would they be permitted to have a right turn only to exit out? Supervisor Hay stated that with a right-turn only, his fear is that many people won't obey it and it could be dangerous. Maybe if there is a curve so they can't go out that way.

Ms. Ley stated that it must have signalized access through the property or through an easement to an adjacent property. It has to have signalized access at an intersection. You can have a right turn in and out with striping to restrict left turn access or you can design the entrance to make it difficult to make a left turn.
Councilman Lord stated he would like it to be a stipulation. Would you need permission from the property owner to have an easement, and Ms. Ley stated "yes."
Ms. Ley also stated that if there are any improvements or road cuts on Route 22, it will require the DOT's approval. They will be reviewing it to make sure it is up to state standards.

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

MS4 Annual Report

Supervisor Hay made a motion to open the Public Hearing and Councilman O'Connor seconded. All in favor.
Supervisor Hay stated that this is something we do every year, it's a scaled down report because we weren't able to do a lot due to the pandemic. We will have to approve it this evening because it is due June 1st.
Ms. Ley explained that this is an annual reporting requirement that gets filled out every year in line with state regulations.
Councilman Lord stated he had some questions and called Victoria and she explained it.
Supervisor Hay made a motion to close the Public Hearing and Councilman O'Connor seconded. All in favor.

WORK SESSION

Discussion – Update on Town Activities and Projects

Supervisor Hay gave an update and presentation on the Town's projects. He began with Tonetta Lake Park and complimented Cathy Chiudina and the Recreation Department, the Highway Department and the Facilities Department on the great work and upkeep on the lake and the fields. The tennis courts will be resurfaced next year, but have been realigned and can also be used for pickleball. There is also a new basketball court along with new parking lots and a walking trail. The old castle park was taken down and will be replaced with new equipment with monies from the Barrett Hill Development and a donation of $23, 000.00 from Ace Endico. When Castle park was built years ago, there were many people and companies that made contributions of time and money. They were listed on plaques and we will be making a new donor board to display for recognition. There is a metal storage building that will be replaced by another one about 30 x 60 for $24,000.00. The parks are closed from December 15 to the first week in April.
Supervisor Hay stated that at the Southeast Train station we will be going to a metered parking app for parking.

Next, Supervisor Hay stated that the culvert on Cobb Rd. needs replacement and hopefully we can get a grant to help with the costs.
On Spruce Rd, in the Peaceable Water District, the Town will be selling about 5 parcels of land not needed for the water district and the money will go to the Water District.

Councilman Lord asked about the Senior programs and Supervisor Hay stated that the group will be back in September.

REGULAR MEETING

Supervisor Hay made a motion to open the Meeting and Councilman O'Connor seconded. All in favor.

CORRESPPONDENCE

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

Correspondence Received

1. Comcast to TOSE Re: Programming Contract Renewal Website
2. PC to TOSE Re: Contract-Outreach Worker for Seniors
3. The Hartford to TOSE Re: Kent Countryside Nursery
4. VOB to TOSE Re: ZBA Legal Notice-22 Eastview Ave.
5. Brown & Brown to Supervisor Hay Re: Commercial Auto Policy
6. PC Dept. of Law to Supervisor Hay Re: Request for Special License
7. Comcast to TOSE Re: Xfinity TV Changes
8. Brown & Brown to Supervisor Hay Re: Commercial Auto Policy
9. Office of State Comptroller to TOSE Re: Justice Court Fund-March 2021
10. Travelers Insurance to TOSE Re: Cancellation of Policy 06-04-2021-2453 Route 6
11. PC Agriculture & Farmland Protection Board to Supervisor Hay & M. Levine, Bldg. Dept. Re: PC Agricultural District Petition for Inclusion-150 Putnam Ave.
12. Brown & Brown to TOSE Re: Commercial Auto Policy
13. Badey & Watson to TOSE Re: Filed Map-Pugsley Road & Field Corner Road
14. PC Agriculture & Farmland Protection Board to Supervisor Hay & M. Levine, Bldg. Dept. Re: PC Agricultural District Petition for Inclusion-Receipt of Petition-150 Putnam Ave.
15. Stephen Coleman to T. LaPerch, PB, Supervisor Hay, TB, & Highway Superintendent Burdick Re: NY American Water Transmission Line, 36 Mt. Ebo-Preliminary Environmental Review
16. PC Dept. of Planning & Development, & Public Transportation to TB Re: Route 22 Master Plan-Proposed Zoning Text & Map Amendments
17. LexisNexis/First to TOSE Re: Building Dept. Auto Policy
18. Acord Insurance to TOSE Re: TarHeel Roofing Inc.
19. Utica First Insurance to TOSE Re: R & R Electric
20. Brewster Elks Lodge to TOSE Re: Flag Day Ceremony
21. Civil Service Employees Association to TOSE Re: MOU-CSEA
22. NYS Agriculture & Markets to Supervisor Hay Re: Municipal Shelter Inspection Report
23. Town of Pomfret, Town Clerk to TC Re: NYSTCA
24. Acord Insurance to TOSE Re: Algonquin Gas Transmission
25. PC Board of Elections to TOSE Re: Early Voting Flyer
26. One Source to TOSE Re: Request to be Added to Vendor List

FOILS

- Sam Green to Planning & Bldg. Dept. Re: Info on Mon Residential Project-400-408 Route 22
- Gail Fox to Bldg. Dept. Re: All Building Records-21 Scenic Ridge Drive
- Christine MacDonald to Bldg. Dept. Re: All Building Records-203 Driftway Lane
- Marc Petroro to TC Re: TOSE Local Law No. 7-2003 & No. 16-2004
- Gail Fox to Bldg. Dept. Re: Fence-5 Scenic Ridge Drive
- Larry Zacks to Bldg. Dept. Re: All Building Records-10 Windswept Circle
- Thomas McGrath to Bldg. Dept. Re: Survey-45 Hickory Drive
- Kate O'Keefe to Bldg. Dept. Re: Property Use-18 Griffen Road
- William Spade to Planning Board Re: Approvals & Resolution-2 & 4 Reservoir Ridge Court
- Sallie Morales to Bldg. Dept. Re: All Building Records-973 Rt. 22
- Donna Richards to Bldg. Dept. Re: All Building Records-1104 Eagles Ridge Road
- Lou Milano to Bldg. Dept. Re: All Building Records-1224 Route 22
- Lauren Camerino to Bldg. Dept. Re: All Building Records-6 Balsam Drive
- Justin Pieragostini to Bldg. Dept. Re: All Building Records-276 Joes Hill Road
- Lee Kader to Bldg. Dept. Re: All Building Records-15 North Hollow Road
- Nic Miller to Bldg. Dept. Re: All Building Records-12 Hickory Drive
- Nic Miller to Bldg. Dept. Re: All Building Records-7 Locust Drive
- Cathy Croft to Bldg. Dept. Re: Correspondence for Waterview Estates
- Jerry Skalaski to Bldg. Dept. Re: Permits-5 Shady Lane
- Beth Andreo to Bldg. Dept. Re: All Building Records-79 North Brewster Road
- Beth Andreo to Bldg. Dept. Re: All Building Records-6106 Bayberry Ct.
- Kate O'Keefe to Bldg. Dept. Re: All Building Records-5 Indian Hill
- Mary Ann Rivera to Bldg. Dept. Re: Survey-50-58 Sodom Road
- Theresa Chang to Bldg. Dept. & Assessor Re: All Bldg. Records, Property Card, Taxes & STAR
- Katie Newhall to Assessor Re: Property Card-78 Joes Hill Road
- Lauren Camerino to Bldg. Dept. Re: All Building Records-79 North Brewster Road
- Kate O'Keefe to Bldg. Dept. Re: All Building Records-10 Windswept Circle
- Samuel Liu to Bldg. Dept. Re: Survey-10 Windswept Circle
- Pam Blecker to Bldg. Dept. Re: All Building Records-102 Autumn Lane
- William Reilly to Bldg. Dept. Re: Survey-108 Ice Pond Road
- John Lentini to Bldg. Dept. Re: All Building Records-59 Pumphouse Road
- Kate O'Keefe to Bldg. Dept. Re: Septic-10 Windswept Circle
- Deb Medina to Bldg. Dept. Re: Poor Condition of Property & Structures-230 Peaceable Hill Rd.
- Erin Calamari to Bldg. Dept. Re: All Building Records-6 Carillon Road
- Joyce Morrone to Bldg. Dept. Re: All Building Records-284 Foggintown Road
- Carol Aprile to Bldg. Dept. Re: All Building Records-15 North Hollow Road
- Armando Polanco to Bldg. Dept. Re: Survey-108 & 109 Cooledge Drive
- Yesina Price to Bldg. Dept. Re: FOIL-VOB
- Erin Calamari to Bldg. Dept. Re: All Building Records-6 Carillon Road
- Norma Monroy to Bldg. Dept. Re: All Building Records-423 Allview Ave.
- Beth Andreo to Bldg. Dept. Re: All Building Records-12 Townsend Lane
- Ann Susan Markatos to Bldg. Dept. Re: All Building Records-119 Cobb Road
- Michael Miller to Bldg. Dept. Re: All Building Records-2608 Carmel Ave.

- Ted Dolphin to Assessor Re: Assessor Inventory-6 Knoll Ridge Ct.
- Robert C. Lusardi to Bldg. Dept. Re: All Building Records-2477 Route 6
- Bob Villone to Bldg. Dept. Re: All Building Records-11 Penny Lane
- Douglas Holly to Bldg. Dept. Re: Survey-32 Hawk Ridge Lane
- John Hogan to Bldg. Dept. Re: Survey-83 Tulip Road
- Linda Dimitriou to Bldg. Dept. Re: Survey & Building Records-70 Bloomer Road
- Beth Andreo to Bldg. Dept. Re: All Building Records-63 Tonetta Lake Way
- Larry Zacks to Bldg. Dept. Re: All Building Records-211 Allview Ave.
- Beth Andreo to Bldg. Dept. Re: All Building Records-92 Enoch Crosby Road
- William Leogrande to Bldg. Dept. Re: All Building Records-3 Camden Road
- Amy Smith to Bldg. Dept. Re: All Building Records-24 Farm Lake Court
- SmartProcure to TC & Accounting Re: All Purchase Records-2021
- Leo Grande to Bldg. Dept. Re: FOIL Request-Property in Patterson NY
- Joseph Mazzurco to Bldg. Dept. Re: All Building Records-30 Larkspur Drive
- Magdalena to Bldg. Dept. Re: All Building Records-25 Briar Drive

<u>Email</u>

1. Inquiry to TC Re: Request for Death Certificate
2. Resident to Supervisor Hay & Highway Superintendent Burdick Re: Road Repair-Lincoln Road
3. Councilman Lord to Supervisor Hay & TB Re: Senator Harckham ADU Legislation
4. Mayor of Brewster James Schoenig to Supervisor Hay & TB Re: Cannabis Info from NYCOM
5. TC to Peckham & Highway Dept. Re: Highway Bid
6. Resident to Planning Board & TB Re: Waterview Estates-Natural Spring
7. Councilman Larca to M. Levine, Bldg. Dept., Supervisor Hay & TB Re: Complaint History-18 North Road
8. Supervisor Hay to K. Fitzpatrick Re: CSEA Contract
9. Supervisor Hay to M. Levine, Bldg. Dept. & T. LaPerch, Planning Re: Demolition Permit-413 Route 312
10. Supervisor Hay to Residents Re: Earth Day Clean Up
11. TC to Business Owner Re: Commercial Alarm Permit Registration
12. Ashley Ley to ENB, TC & V. Desidero Re: Route 22 Master Plan-Negative Declaration
13. Kristin Mc Connell, CPP Director to Supervisor Hay & TB Re: NYSAC Marijuana-Medreturn Unit & Marijuana Legalization
14. TC to TA Re: Bond-Alfacor LLC
15. TC to Jamie LoGiudice Re: Waterview Estates Resolution
16. Resident to Bldg. Dept. Re: Complaint-5 Shady Lane
17. Resident to Supervisor Hay, Highway Superintendent & TB Re: Unsafe Situation on Welfare Road
18. Supervisor Hay to TB Re: Agricultural District Application-Coughlin-Whitehouse Farm
19. TC to Hwy. Dept. Re: Bid Opening Materials
20. Supervisor Hay to Superintendent of Highways M. Burdick & TB Re: Fairfield Drive Detour
21. Resident to Bldg. Dept. Re: Complaint on Condition of Property-128 North Brewster Road
22. Brian Orzel, US Army to TC Re: NWP18 Confirmation Letter-Commercial Campus at Fields Corner
23. Inquiry to TC Re: Application for a Copy of Marriage Record
24. Ashley Ley to Supervisor Hay, TB, PB, Town Att. & Town Assessor Re: Draft Route 22 Zoning

25. TC to N. Alhova Re: Vendor Permit-Ace Endico
26. TC to M. Rizzo Re: Town Code on Website
27. Brown & Brown to TOSE Re: Online University Overview for Administrators
28. Resident to Supervisor Hay Re: Tree Trim Needed-195 Old Milltown Road
29. Bill Spade to V. Desidero, Planning Board & TC Re: JP International Documents
30. Councilman Lord to Supervisor Hay Re: Traffic Safety Board Meeting
31. Willis Stephens, TA to Supervisor Hay, TB & TC Re: Additional Resolution-May 6th
32. Councilman Lord to Supervisor Hay Re: Agenda
33. Councilman Lord to Supervisor Hay & TB Re:67 Main Street
34. Inquiry to TC Re: Sparkler Tent Sale
35. Councilman Eric Larca to Supervisor Hay & TB Re: NOV-434 Route 22
36. Supervisor Hay to Putnam Press Re: Public Hearing Notice-Route 22 Master Plan
37. Willis Stephens to Councilman Larca & M. Levine Re: Complaint History-18 North Road
38. Willis Stephens, TA to Putnam Press Re: Public Hearing Notice-MS4 Annual Report
39. Willis Stephens, TA to Supervisor Hay, TB & TC Re: Local Law-Permissive Referendum
40. Willis Stephens to Putnam Press Re: Public Hearing Notice-Zoning Board of Appeals
41. Laurie Bell, Assessor to P. Carmada Re: Proposed New Subaru Development at Stateline
42. Brown & Brown to TOSE Re: Annual Training/Harassment & Discrimination-June 23, 2021
43. Joseph M. Dillon to Supervisor Hay & TB Re: New York American Water Well & Wetlands-Putnam Business Park
44. D. McKenna, Water Compliance, EPA to PB, Supervisor Hay & Highway Superintendent Burdick Re: Drainage Issue-273 Brewster Hill Road
45. Putnam Press to TA Re: Southeast Zoning-Meeting Notice
46. Nathan L. Jacobsen & Assoc. to TOSE & PB Re: New York Water Transmission Line-Wetland Application
47. Nathan L. Jacobsen & Assoc. to TOSE & PB Re: Putnam Business Park Building Addition-Amended Site Plan Review
48. TC to Levon Bedrosian, Special Districts & Suburban Carting Re: Leaf Bags Collection
49. Olenna Truskett to Supervisor Hay & TB Re: Economic Development Council Initiative
50. Supervisor Hay to Michael Levine, Bldg. Dept. & TB Re: Special License-Tilly Foster
51. Supervisor Hay to Ashley Ley & TB Re: Barrett Hill Water
52. Resident to Supervisor Hay Re: Wells Park Playground
53. Resident to Bldg. Dept. Re: Response to Complaints-5 Shady Lane

<u>Correspondence Sent</u>

1. TOSE to Property Owner Re: NOV/OTR-138 Blackberry Drive
2. TOSE to Property Owner Re: NOV/OTR-445 Route 312
3. TOSE to Property Owner Re: NOV/OTR-435 Route 312
4. TOSE Planning Board to Property Owner Re: Escrow Account-Comm. Campus at Fields Corner
5. TOSE Planning Board to Property Owner Re: Escrow Account-Brewster Retail Outlet
6. TOSE Planning Board to Property Owner Re: Escrow Account-Hardscrabble Tennis
7. TOSE Planning Board to Property Owner Re: Escrow Account-Las Mananitas
8. TOSE Planning Board to Property Owner Re: Escrow Account-TESLA
9. TOSE to Property Owner Re: Multiple NOV’s/OTR’s-18 North Road
10. TOSE PB to PC Dept. of Planning, Development & Public Transportation Re: Legends Cookies-Conditional Use Permit

11. TOSE PB to PC Dept. of Planning, Development & Public Transportation Re: Provetto Brothers Farm-Special Permit
12. TOSE to Property Owner Re: NOV/OTR-22 Sutton Place
13. TOSE to Resident Re: Farm Use Zoning Information-150-152 Putnam Ave.
14. Supervisor Hay to Senator Pete Harckham Re: Member Item Grant Request-Cobb Road Culvert
15. TOSE to Property Owner Re: False Alarm Fee Notice-420 Clocktower
16. TOSE to Property Owner Re: False Alarm Notice-3 Stonecrest Drive
17. TOSE to PC Division of Planning & Development Re: ZBA Variance-5 Crosby Ave.
18. TOSE to Property Owner Re: NOV/OTR-434 Route 312
19. TOSE to G. Skalaski Re: Review of Correspondence-5 Shady Lane
20. TOSE to Property Owner Re: ZBA Notification Record-1 Sycamore Road
21. TOSE to Property Owner Re: ZBA Notification Record-26 Carillon Road
22. Supervisor Hay to Henkels & McCoy Re: Use of TOSE Property for Storage of Equipment & Materials

VOUCHERS

Supervisor Hay made a motion to approve the Vouchers in the amount of $1,103,841.38. All in favor.

BUDGET TRANSFERS

Supervisor Hay made a motion to approve the Budget Transfers. All in favor.

MEETINGS

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

Thursday, June 3, 2021 – Work Session / Regular Meeting

Thursday, June 17, 2021 – Work Session / Regular Meeting

RESOLUTION NO. 35 / 21 WELLINGTON II DEVELOPMENT – 400-408 ROUTE 22 ESTABLISHMENT OF PERFORMANCE BOND

INTRODUCED BY: Supervisor Hay
SECONDED BY: Councilman O'Connor

WHEREAS, the Town Board is in receipt of a recommendation from the Town Engineer dated April 22, 2021 and referral from the Planning Board dated May 10, 2021 with respect to the establishment

of performance Bond(s) for the site improvements associated with the Wellington II Development for premises located at 400-408 Route 22, Tax Map No. 78.-1-16; and

WHEREAS, upon review of such recommendation, the Town Board agrees to accept the recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the bond amount shall be established for the project set forth below:

PROJECT NAME:	BOND AMOUNT:	
Wellington II Development	Site Improvements:	$21,000.00
	Erosion & Sediment Control:	$9,600.00

And be it further

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

UPON A ROLL CALL VOTE:

Councilman Alvarez	Absent
Councilman Larca	Aye
Councilman Lord	Aye
Councilman O'Connor	Aye
Supervisor Hay	Aye

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

RESOLUTION NO. ***36/ 2021 MS4 Report***

INTRODUCED BY: Supervisor Hay

SECONDED BY: Councilman O'Connor

WHEREAS, the Town of Southeast is considered a Municipal Separate Storm Sewer System (MS4) GP-0-08-002 because of its location within the New York City drinking water supply watershed; and

WHEREAS, the Town is required to prepare an annual report detailing its activities pursuant to the MS4 Regulations; and

WHEREAS, on May 20, 2021 the Town Board held a public hearing to hear and consider public comment on the Town's 2020 MS4 Annual Report prepared pursuant to the requirements of the MS4 regulations.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Southeast hereby adopts the 2020 MS Annual Report prepared by on the Town's behalf and hereby authorizes that such document be filed with the appropriate authorities as may be required by law.
Upon Roll Call Vote:

Councilman Alvarez	Absent
Councilman Larca	Aye
Councilman Lord	Aye
Councilman O'Connor	Aye
Supervisor Hay	Aye

VOTE: carried by a vote of ____4___in favor, __0__ against; __0__abstained.

SUPERVISOR'S REPORT

The Supervisor reported that there are a couple of positive things right now; the mortgage tax this year will be up with all the home sales in the County this year, and thanks to Town Attorney Stephens, the plea by mail for the courts is also bringing in revenue.

PUBLIC COMMENT

Scott Seaman, Brewster School Board member, thanked the residents for passing the School Bond and electing the new Trustees. He also stated that they are getting ready for graduation and it will be a drive through like last year, starting at the Kohls shopping center and ending at the high school with fireworks. Mr. Seaman stated that they have been reaching out to local businesses and the public to help with the celebration. Supervisor Hay stated that Councilman Larca will change the Town lights to green like he did last year and the rest of the Town will participate somehow.

TOWN BOARD COMMENT

Councilman O'Connor stated that the replacement of the bridge on Sodom Rd, where it intersects with Brewster Hill Rd., is scheduled to begin on Monday 5/24/21 and will last for about 6 months. There will be a detour for the duration.
Councilman Lord stated that there will a Memorial Day Parade on Monday May 31, 2021 beginning at 10:30 am at the Brewster Fire Department down to Electrazone Field.

Supervisor Hay wished everyone a Happy and safe Memorial Day.

Councilman O'Connor made a motion to close the meeting and Councilman Larca seconded. All in favor.

Respectfully Submitted,

Michele Stancati
Southeast Town Clerk